DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTA	L REVIEW COMMITTEE REPORT
ERC MEETING DATE:	May 18, 2015
Project Name:	Valley Vue Preliminary Plat
Project Number:	LUA14-001040, ECF, PP, MOD
Project Manager:	Clark H. Close, Associate Planner
Owners/Applicant:	Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE, Bellevue, WA 98008
Contact:	Jon Nelson, Land Development Advisors, LLC, 12865 SE 47 th PL, Bellevue, WA 98006
Project Location:	3106 and 3112 Talbot Road S, Renton, WA 98055
Project Summary:	The applicant is requesting SEPA Environmental Review and Preliminary Pla approval for a 9-lot subdivision. The 2.3-acre site is located within th Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on the parcel that gain access to the site from Talbot Road South and are part of the Black River Basin.
	The single family house located at 3106 is connected to city water and sewer an would remain and be incorporated into the subdivision as Lot 9, while the house located at 3112 is on a septic system and would be demolished. Together the nine (9) residential lots (8 new + the remaining single family house) would resuld in a density of 4.23 du/ac. Residential lot sizes range from 4,502 sf to 18,169 swith an average lot size of 7,954 sf. In addition to the 9 residential lots, four (4 tracts are proposed for access roads, sensitive areas, and stormwater detentions. The eight (8) new residential lots would be served from Winsper Division No. Subdivision (Tract G and Tract H) via two dedicated ingress/egress easemer areas of 24 feet in width through the development on S 32nd Place. There are 142 significant trees on the site and the applicant is proposing to retain 2 original trees. A detention vault in the westerly portion of the site is propose within Tract D which would discharge into the existing conveyance system on the east side of Talbot Road.
	The applicant has submitted a Critical Areas Report, Preliminary Technical Information Report, and a Geotechnical Engineering Report with the application. The site contains a Category 2 wetland in the far eastern portion of the site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.
Site Area:	99,994 SF (2.3 acres)
STAFF	Staff Recommends that the Environmental Review Committee issue

Determination of Non-Significance - Mitigated (DNS-M).

RECOMMENDATION:

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Project Location Map:



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of one (1) lot into: four (4) tracts (roads, stormwater, and critical areas) and 9 residential lots for the future construction of single family residences (*Exhibits 4 & 5*). The site is located in the SE¼, Section 30, Township 23 North, Range 5 East, W.M., east of Talbot Road South and north of S 32nd Pl (*Exhibit 2*). Specific addresses include 3106 and 3112 Talbot Road South (APN 302305-9028) also known as Tax Lot 28 of Winsper Division No. 1 (*Exhibit 3*). The subject site is rectangular in shape (100' x 1000') and the surrounding land use is comprised of single family residences. Specifically the site is bordered by Victoria Park No. 4 single family subdivision to the north and Winsper Div. No. 1 subdivision to the south and east, while a large single family lot and Talbot Road S are located down the steeply sloped driveway to the west and southwest.

Table 1. Surrounding Land Use and Zoning

Location	Land Use	Zoning	
Site	Residential Single Family	Residential-8	
North	Residential Single Family	Residential-8	
South	Residential Single Family	Residential-8	
East	Residential Single Family	Residential-8	
West	Residential Single Family	Residential-8	

The 2.3-acre project site has a west aspect slope with the western portion occupied by two single-family residences and maintained lawn. The eastern portion of the site is comprised of established forest with a Category 2 wetland that extends off-site to the east and south. The parcel is located within the Residential - 8 (R-8) dwelling units per net acre zoning classification. The net density of the project is 4.23 dwelling units per acre and the 9 lots would range in size from 4,502 square feet to 18,169 square feet with an average lot size of 7,954 square feet (*Exhibit 4*).

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The property currently has two existing single family homes onsite. The existing home, at 3112 is located near the center of the lot, and would be removed as part of the proposal. The existing home at 3106 would be retained and incorporated into the plat as Lot 9. Proposed access to the site would be from three separate ingress/egress locations. Access to the existing home at 3106 (Lot 9) and the stormwater tract (Tract D) would remain from Talbot Road S. The eight new residential lots are proposed to be accessed from the south via two 24-foot private streets (Winsper Div. No. 1 Tracts G & H) from S 32nd Pl. These tracts are indicated on the recorded plat as being future ingress, egress, and utilities only to Tax Lot 28, owned and maintained by Winsper Community Organization until deeded to Tax Lot No. 28 at no cost when King County approves development of Tax Lot 28, which requires the use of Tract G or H.

Stormwater would be collected and conveyed to a storm detention vault, just east of the existing single family house to remain, where it would be treated for water quality (*Exhibit 8*). As part of the street improvements, the applicant is seeking a modification from City of Renton street standards in order to utilize Tract G and Tract H for access to the proposed subdivision. The decision criteria for a modification of standards are identified in RMC 4-9-250D. The request for modification seeks to continue the existing 24-foot wide platted tracts, as established as part of King County's 1989 Winsper Div. No. 1, a 54-lot Plat, in order to serve eight (8) new lots.

Due to the unique configuration of the site and a net density under six (6) dwelling units per net acre, alleys are not incorporated into the design. The applicant is proposing two separate private street easements, from two existing tracts, that would serve lots 1-8 of the subdivision. Lots 1-5 would be served through Tract G, and Lots 6-8 would be served through Tract H. Retaining walls up to 4 feet high would be constructed on the eastern side of the two proposed private street accesses from S 32nd Pl. Grading for the proposed lots would include cuts and fills of up to 4 feet (4').

The eastern 300 feet of the site is thickly vegetated with young to mature evergreen and deciduous trees and brush. Most of the remainder of the site is covered with grass lawn, with scattered mature trees and landscaping bushes (*Exhibit 9*). Blackberry vines grow in the western portion of the planned development area.

The overall ground surface within the site slopes gently to moderately down towards the west, with a change in elevation of about 78 feet across a distance of 1,000 feet (*Exhibit 6*). Existing slopes on the site range from 0%-15%, averaging approximately 6%. Soil types include Alderwood (AgC) series. Subsurface conditions at the site were explored in May 2014 to a maximum depth of 8.8 feet below the existing grades; the native soils observed at the test pit locations were medium-dense silty sand with gravel that would provide adequate support to the proposed residences and pavements. The test pits found suitable bearing soils at a depth of 2 to 3 feet. Perched groundwater seepage was observed at a depth of 3 feet in Test Pit 4; shallow perched groundwater may result in seepage entering crawl spaces and/or basements under the planned houses. A geotechnical engineering study found that the site soils are not susceptible to seismic liquefaction because of their dense nature (*Exhibit 11*).

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

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A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

- 1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.
- 2. The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
- **3.** The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.
- 4. The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand of the Renton Municipal Code (RMC 4-6-060K). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.

C. Exhibits

Exhibits	
Exhibit 1	ERC Report
Exhibit 2	Neighborhood Map
Exhibit 3	Winsper Division 1 Final Plat (Sheets 1 through 4)
Exhibit 4	Valley Vue Overall Preliminary Plat Plan (Sheets 1 through 3)
Exhibit 5	Valley Vue Preliminary Plat Plan
Exhibit 6	Topographic / Boundary Survey Map (Sheets 1 and 2)
Exhibit 7	Grading and Drainage Plan
Exhibit 8	Sanitary Sewer and Water Plan
Exhibit 9	Tree Cutting and Land Clearing Plan
Exhibit 10	Tree Retention-Replacement Plan (L1.0, L1.1, and L1.2)
Exhibit 11	Geotechnical Engineering Study prepared by Geotech Consultants, Inc.
	(dated May 27, 2014)
Exhibit 12	Preliminary Technical Information Report ("TIR") prepared by Land Development
	Advisors, LLC (dated December, 2013)
Exhibit 13	Critical Areas Study prepared by Acre Environmental Consulting, LLC
	(dated September 4, 2013)
Exhibit 14	Construction Mitigation Description
Exhibit 15	Fire Truck Access Exhibit – Figure 1
Exhibit 16	Roadway Easement (Recording No. 5705702)
Exhibit 17	Mutual Releases of Easement (Recording Nos. 20140627001668, 20140627001669, and
	20140627001670)

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- Exhibit 18 Public Comment Letters: Dalen; Klaas; Klaas Schultz; Perteet; Smith
- Exhibit 19 Staff Response to Public Comment Letter: Dalen; Klaas; Klaas Schultz; Perteet; Smith
- Exhibit 20 Public Comment Email to Chief Peterson (received by CED on August 19, 2014): Klass
- Exhibit 21 Letter to Mr. Bob Ferguson, Attorney General (received August 25, 2014): Klass
- Exhibit 22 Letter to Dennis Law, City of Renton Mayor (received August 28, 2014): Klaas
- Exhibit 23 Letter to Dennis Law, City of Renton Mayor (received September 9, 2014) includes signatures, a letter to Jay Covington, Chief Administrative Officer of Renton Mayor and a letter to Chip Vincent, CED Administrator
- Exhibit 24 Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (Land Use 210, pages 295-321)
- Exhibit 25 Advisory Notes to Applicant

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: A Geotechnical Engineering Study prepared by Geotech Consultants, Inc. (*Exhibit 11*) was submitted with the project application. According to the submitted study, the existing site topography generally slopes from east to west with elevation change from 208 feet to 130 feet across the entire project site. The west portion of the site, west of the existing daylight basement, maintains the steepest slopes. The portion of the site identified to have the greatest slopes would not be impacted by development, with the exception of road improvements to the existing gravel driveway and proposed stormwater conveyance system to Talbot Road S.

The applicant indicates that approximately 2,060 cubic yards (2,370 TONS) of cut and 630 cubic yards of fill (725 TONS) would be required for the construction of required plat improvements and new single family residences. A Temporary Erosion and Sediment Control plan would be prepared with the final construction plans in order to prevent, to the maximum extent possible, the transport of sediment to downstream drainage systems, water resources and adjacent properties. Best Management Practices (BMPs) anticipated include clearing limit delineation, cover measures (straw, plastic, etc.), traffic area stabilization (rock construction entrance) and perimeter protection (silt fencing) in accordance with City of Renton requirements.

Vegetation consists primarily of young to mature evergreen and deciduous trees, landscaping bushes, grass lawn, brush, and blackberries. Vegetation in the wetland is represented by a canopy of Oregon ash and black cottonwood, with an understory comprised of red osier dogwood, hardhack, Himalayan blackberry, reed canarygrass, creeping buttercup, and sword fern on hummocks. Soils in this wetland have a Munsell color of very dark greyish brown (10YR 3/2) with redoximorphic features of brown (10YR 4/3), and a texture of silt loam from 0 to 18 inches below the surface. Soils in this wetland were saturated at 12 inches below the surface.

The Natural Resources Conservation Service (NRCS) mapped the subject property as being underlain by Alderwood gravelly sandy loam, 6 to 15 percent slopes. The NRCS describes Alderwood gravelly sandy loam, 6 to 15 percent slopes as rolling with irregularly shaped areas.

A total of 4 test pits (TP-1 through TP-4) were excavated across the project site. The first 6 to 12 inches below grade was identified as topsoil. Below the topsoil, Test Pit 2 encountered loose to

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medium-dense silt with sand. Below the silt, and beneath the topsoil, loose to medium-dense silty sand with gravel was observed. The silty sand with gravel became medium-dense at a depth of 2 to 3 feet, and dense at a depth of about 4 to 7 feet. Perched groundwater seepage was observed at a depth of 3 feet in Test Pit 4. Groundwater levels vary seasonally with rainfall and other factors. The test pits found suitable bearing soils at a depth of 2 to 3 feet.

The proposed excavations for the east sides of the two access driveways would be within 5 to 10 feet of the adjacent residences. Based on the provided Geotechnical Report, avoiding impacting the existing homes requires no excavation extending below a 1.5:1 (H:V) inclination extending outward from the base of the homes' foundations.

The proposed structures can be supported on conventional continuous and spread footings bearing on undisturbed, medium-dense, native soil, or on structural fill placed above this competent native soil. The onsite and groundwater conditions are not suitable for infiltration of runoff from impervious surfaces.

The submitted geotechnical report provides recommendations for site preparation and earthwork, foundations, retaining walls, seismic considerations, slab-on-grade floors, excavations and slopes, drainage, and pavement areas. Staff recommends as a SEPA mitigation measure that the project construction be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. (dated May 27, 2014).

Mitigation Measures: Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. (dated May 27, 2014; *Exhibit 11*) or an updated report submitted at a later date.

Nexus: State Environmental Policy Act (SEPA) Environmental Review and RMC 4-3-050 Critical Areas Regulations.

2. Water

a. Wetlands, Streams, Lakes

Impacts: A Critical Areas Study prepared by Acre Environmental Consulting, LLC (dated September 4, 2013; *Exhibit 13*) was submitted with the application materials. According to the report, there is one wetland located in the eastern portion of the subject site and extends off-site to the east and south. This wetland exhibits a minimum of human related physical alteration, and therefore, meets the criteria for a Category 2 wetland. A Category 2 wetland receives a 50-foot standard buffer from their delineated edge (RMC 4-3-050M.6.c).

Due to its vegetative structure, the subject wetland provides habitat for use by terrestrial wildlife species including birds and mammals. Animals identified or observed included an American Crow, a song sparrow, a black-capped chickadee, squirrels, and evidence of a common raccoon.

The established vegetation within the wetland and associated buffer on this site serves to intercept rain fall before it strikes the soil, thereby reducing erosion and improving water quality. The dense vegetation serves to trap sediment and pollutants and provide increased water quality functions that aid in a reduction of sediment which results in cleaner water leaving the site.

The applicant is proposing to establish a Native Growth Protection Easement for the Category 2 wetland and its associated 50-foot buffer area within Tract A. The applicant is also proposing to increase the disturbance limit at least another 17 feet beyond the 50-foot wetland buffer. However, fencing and signage along the outer buffer edge are requirements of Renton Municipal Code.

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As part of the proposed tree replacement or replanting plan, the applicant is proposing to plant 12 red cedar trees within the Category 2 wetland buffer. Staff recommends, as a SEPA mitigation measure, that all trees planted within the 50-foot standard wetland buffer be planted by hand and without heavy machinery. To the greatest extent feasible, these 12 trees should be planted in areas where invasive species are present.

Mitigation Measures: The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.

Nexus: State Environmental Policy Act (SEPA) Environmental Review and RMC 4-3-050 Critical Areas Regulations.

b. Storm Water

Impacts: The applicant submitted a Preliminary Technical Information Report (TIR), prepared by Land Development Advisors, LLC (dated December 2013; *Exhibit 12*). According to the TIR, a stormwater detention vault would be located in the westerly portion of the site and would discharge to the existing conveyance system on the east side of Talbot Road S. Basic water quality treatment would be provided by "dead" storage within the vault.

The proposed 9-lot subdivision is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The site falls within the Flow Control Duration Standard, Forested Conditions. The standard requires the site to match the durations from 50% of the 2-year to the 50-year peak. The output models place the required detention volume as 24,300 cubic feet of storage (10' by 40' vault with an active storage depth of 12 feet). Appropriate BMPs from the Washington State Department of Ecology Manual, for individual lot flow control, would be required to help mitigate the new runoff created by this development. Additional project BMPs are identified in the construction mitigation description (Exhibit 14).

The 2.3-acre site has split runoff with approximately the easterly 150 feet draining overland towards the wetland along the east boundary. The remainder of the site sheet flows in a westerly direction ultimately entering the swale along the east side of Talbot Road S. Flows continue southerly in the roadside drainage system, approximately 250 feet, where they turn and flow west through a 21" culvert to the valley floor and Springbrook Creek. The westerly portion of the access road from Talbot Rd S bypasses the proposed treatment facility near the existing house. This would need to be addressed at final engineering review.

Onsite detention would be provided to a Level 2 flow control standard. This standard is typically adopted to mitigate stream erosion and is warranted so that downstream erosion is not exacerbated.

Access to the site can be made from Talbot Rd S via a 12-foot wide access road. Prior to a signed Mutual Releases of Easement in 2014 (Recording Nos. 20140627001668, 20140627001669, and 20140627001670; Exhibit 17), the site held an access easement that was established in 1964 under Recording No. 5705702 (Exhibit 16). The easement was released in 2014 stating that "the continuing existence of the Easement provides no benefit to any of the properties allegedly benefitted by the Easement, but the Easement does create an unnecessary burden on each. The

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Easement no longer serves any purposes and the parties wish to terminate it." Due to the relinquishment of the existing 12-foot wide access easement from Talbot Rd S, it is unclear how the applicant will provide sufficient access rights for general maintenance of the proposed stormwater tract (Tract D). Therefore, staff is recommending a mitigation measure that the applicant shall provide a minimum 12- to 15-foot wide (depending on the construction design of the paved road) access easement from a public street to the stormwater tract (Tract D) for maintenance and operation of the utility.

Mitigation Measures: The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.

Nexus: State Environmental Policy Act (SEPA) Environmental Review, RMC 4-6-030 Drainage (Surface Water) Standards, RMC 4-7-190 Public Use and Service Area – General Requirements and Minimum Standards, and RMC 4-2-110A Development Standards.

3. Trees and Vegetation

Impacts: Vegetation in the western portion of the property is comprised of maintained lawn represented by tall fescue, blue wildrye, hairy Cat's-ear, velvetgrass, colonial bentgrass, creeping buttercup, and white clover. The lawn is interspersed with patches of Himalayan blackberry and scattered trees, including big leaf maple and Oregon ash. Vegetation in the eastern part of the site is forested, represented by a canopy of big leaf maple, Oregon ash, and western red cedar, with snowberry, osoberry, Himalayan blackberry, hazelnut, Oceanspray, thimbleberry, dewberry, and sword fern, in the understory. There are 142 trees over 6 inches in diameter throughout the project site. After certain trees are excluded from the retention calculations (trees that are dead, diseased or dangerous, public streets, private access easements, critical area deductions), 126 become subject to the minimum requirement to retain 30% of the significant trees. The applicant is proposing to retain 27 of the required 38 trees. Therefore, 11 trees would need to be replaced onsite. The required replacement is equivalent to 132 inches (11 trees x 12 inches = 132 inches). The tree plant schedule includes 133 replacement inches, including the following: 2-Renaissance reflection birch (6"), 15-Shore pine (30"), 28-Douglas fir (84"), and 13-Excelsa western red cedar (13") (Exhibit 10). In fact, twelve of the thirteen red cedars are proposed to be planted within the wetland buffer. Therefore, the proposed replacement trees exceed the minimum required replacement inches of 12" for every tree that was unable to be retained. All trees that are proposed to be retained, including nine (9) in the critical areas and buffers, would be fenced and signed during the construction process for preservation (Exhibits 9 & 10). A final detailed landscape plan must be submitted and approved prior to construction permit approval.

Mitigation Measures: No further mitigation required.

Nexus: N/A

4. Transportation

Impacts: Presently, access to the landlocked parcel and the two existing residences can be made from Talbot Rd S via a 12-foot wide access road. This driveway slopes steeply from east to west, and could not be used to access the number of lots proposed (*Exhibit 15*). Prior to the Mutual Releases of Easement, under Recording Nos. 20140627001668, 20140627001669, and 20140627001670 (*Exhibit 17*), access to the lot was granted via an access easement recorded in 1964 (Recording No. 5705702; *Exhibit 16*). Future access to this tax parcel was established with the

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recording of the Winsper Div. 1 plat, the abutting residential plat to the south, via two existing 24-foot wide future ingress and egress tracts (Tract G and H). The two (2) existing tracts from Winsper Div. 1 connect S 32nd Pl to the subject parcel. The applicant is proposing to retain the existing single family home at 3106 and improve the existing access easement by completing a 20-foot wide access road to the hammerhead turnaround, at the site of the future stormwater tract (Tract D), located roughly 400 feet from Talbot Rd S. The two access roads proposed through Tract G and H are designed to include 0.6" curbs, a 20-foot travel lane, retaining walls (Concrete and/or Keystone), and a 6-foot fence on top of the retaining wall (east access only) (*Exhibit 7*). The overall lengths of the access road sections are roughly 170 feet long from S 32nd Pl to the termination point onsite.

The applicant has submitted a request to modify street width requirements in order to access 8 new lots via the 24-foot wide access easements (Tract G and H) to serve four (4) residential lots from Tract G and another four (4) lots from Tract H. This would be a reduction of two feet (2') from the private street width standard specified in Renton Municipal Code (RMC 4-6-060J.2). Private streets are allowed for access to six (6) or fewer lots, provided at least two (2) of the six (6) lots abut a public right-of-way. Private streets are only permitted if a public street is not anticipated to be necessary for existing or future traffic and/or pedestrian circulation through the subdivision or to serve adjacent property. No sidewalks are required for private streets; however drainage improvements are required, as well as an approved pavement thickness (minimum of four inches (4") asphalt over six inches (6") crushed rock). The maximum grade for the private street shall not exceed fifteen percent (15%) at maximum grade, and angles of approach and departure shall meet fire department requirements. The land area included in private street easements shall not be included in the required minimum lot area for purposes of subdivision.

As per RMC 4-6-060, the minimum right-of-way required on a residential street is 53 feet, with a minimum paved width of 26 feet, a 0.5-foot wide curb, an 8-foot wide landscaped planter, a 5-foot wide sidewalk, and street lighting. The right-of-way for the half street improvement must be a minimum of thirty five feet (35') with twenty feet (20') paved (RMC 4-6-060Q). A curb, planting strip area, and sidewalk would be installed on the development side of the street, according to the minimum design standards for public streets. If the street was permitted from Talbot Rd S, a cul-desac turnaround would be required. In order to meet the minimum right-of-way dedication requirements, additional right-of-way access from Talbot Rd S would need to be acquired from the three (3) parcels that front Talbot Rd S (*Exhibit 15*). The absolute minimum right-of-way width that would be required for a public road is 45 feet and the minimum pavement within the right-of-way, for two-way travel, is 20 feet. A modification request would need to be granted for any deviations from the street code requirements.

The City's trip threshold is 20 peak hour trips; therefore, no traffic impact analysis was required as part of the nine (9) lot preliminary plat. It is not anticipated that the proposed project would adversely impact the City of Renton's public street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements.

The submitted preliminary plat provides no alternatives to meeting the street standards of the Renton Municipal Code if the request to modify street width requirements were to be denied. The applicant would be required to account for construction transportation impacts that would result as part of the plat construction process and any measures that would be implemented to minimize traffic impacts. The lack of sufficient width within the tracts and the proximity of the existing homes to the proposed new roadway create a safety hazard, as the access roads would have no shoulder (*Exhibits 18-23*). Due to the proposed future cross section, any vehicular incident along

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these narrow access tracts could result in injury and/or property damage to the adjacent home owners or the driver of the vehicle. Specifically, this is due to the lack of space to "correct" and/or adjust a vehicular movement and at the same time avoiding the existing residences. There is a direct correlation between the number of homes and the number of trips anticipated to utilize the proposed access easement. Typically a Single Family Residence is anticipated to result in 6.1 daily vehicle trips (Exhibit 24). The proposal to have four lots accessed off of each of the proposed roadways would result in 24.4 vehicular trips per day that could be anticipated to utilize the substandard access roads. This many number of trips generated, as a result of the plat, would impact the general welfare and safety of not only the current residents but also any guests or future residents of the proposed Valley Vue subdivision. Additionally, on the east and west sides of the access tract, there are four existing homes that generally maintain a side yard setback of roughly five feet (5') from the existing ingress/egress tracts. With the construction of the road through the tracts, the existing homes would lack a sufficient setback distance from the private street of fifteen feet, as would be required by Renton Municipal Code. When both the setback and the roadway reduction request are totaled, the access would have substandard spacing of approximately 22 feet. The vehicular traffic generated as a result of the proposed land development exceeds the number of lots able to be served given the lack of a 26-foot wide easement, lack of at least two (2) lots abutting a public right-of-way, and insufficient side yard setbacks along a private street as it pertains to the existing structures. Therefore, staff has determined that the construction of a private street through a substandard access easement would result in a detriment to public safety as it pertains to the existing constructed homes at 618, 624, 652, and 700 S 32nd PI and any future vehicles that may utilize the proposed private street. Staff is recommending a mitigation measure that would require the applicant to provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand of the Renton Municipal Code (RMC 4-6-060K). The private access road shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.

Mitigation Measures: The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand of the Renton Municipal Code (RMC 4-6-060K). The private access road shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.

Nexus: State Environmental Policy Act (SEPA) Environmental Review, RMC 4-6-060 Street Standards and RMC 4-2-110A Development Standards.

5. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development subject to the construction of code-required improvements and the payment of code-required impact fees. Due to the existing steep grades and the proposed dead end streets, all proposed homes must be equipped with approved residential fire sprinkler systems. This would be a recommended condition of approval of the preliminary plat.

Mitigation Measures: No further mitigation required.

Nexus: N/A

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E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or listed under *Exhibit 25* "Advisory Notes to Applicant."

✓ Copies of all Review Comments are contained in the Official File and may be attached to this report.

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on June 5, 2015. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.



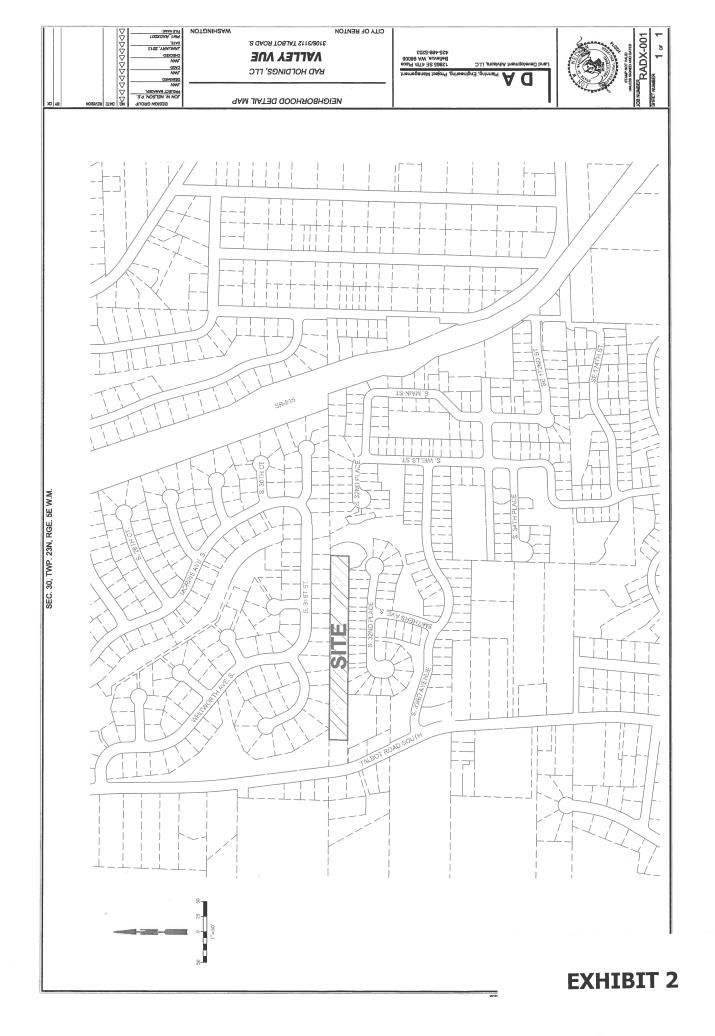
EXHIBITS

Project Name: Valley Vue Preliminary Pla	at	Project Number: LUA14-001040, ECF, PP, MOD		
Date of ERC Decision Staff Contact		Project Contact/Applicant	Project Location	
5/18/2015	5/18/2015 Clark H. Close Associate Planner		3106 and 3112 Talbot Rd S, Renton, WA 98055	

The following exhibits were entered into the record:

Exhibit 1	ERC Report
Exhibit 2	Neighborhood Map
Exhibit 3	Winsper Division 1 Final Plat (Sheets 1 through 4)
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Exhibit 10	Tree Retention-Replacement Plan (L1.0 and L1.2)
Exhibit 11	Geotechnical Engineering Study prepared by Geotech Consultants, Inc.
	(dated May 27, 2014)
Exhibit 12	Preliminary Technical Information Report ("TIR") prepared by Land Development Advisors, LLC (dated December, 2013)
Exhibit 13	Critical Areas Study prepared by Acre Environmental Consulting, LLC (dated Sept. 4, 2013)
Exhibit 14	Construction Mitigation Description
Exhibit 15	Fire Truck Access Exhibit – Figure 1
Exhibit 16	Roadway Easement (Recording No. 5705702)
Exhibit 17	Mutual Releases of Easement (Recording Nos. 20140627001668, -1669, and -1670)
Exhibit 18	Public Comment Letters: Dalen; Klaas; Klaas Schultz; Perteet; Smith
Exhibit 19	Staff Response to Public Comment Letter: Dalen; Klaas; Klaas Schultz; Perteet; Smith
Exhibit 20	Public Comment Email to Chief Peterson (received by CED on August 19, 2014): Klass
Exhibit 21	Letter to Mr. Bob Ferguson, Attorney General (received August 25, 2014): Klass
Exhibit 22	Letter to Dennis Law, City of Renton Mayor (received August 28, 2014): Klaas
Exhibit 23	Letter to Dennis Law, City of Renton Mayor (received September 9, 2014) – includes signatures, a letter to Jay Covington (Chief Administrative Officer), Mayor Denis Law, and Chip Vincent (CED Administrator)
Exhibit 24	Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (Land Use 210, pages 295-321)
Exhibit 25	Advisory Notes to Applicant





WINSPER DIVISION I

144792

A POR OF THE SW 1/4 OF SEC 29 AND THE SE 1/4 OF SEC 30, T 23 N, R 5E, W.M. KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE. THE UNDERSIGNED OWNERS OF, INTEREST IN THE LAND HEREBY SUBDIVIDED. HEREBY DECLARE THIS PLAT TO BE THE RAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. AND DO-HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND BODICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHMAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE COSTS SHOWN THEREON IN THE ORITION. THE COSTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUSING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND ORATMAGE. OWNERS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUSING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND ORATMAGE. OWNERS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER. THE UNDERSIDED OWNERS OF THE LAND HEREBY SUBDIVIDED MAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERLYING TITLE FROM THE UNDERSIDEND. ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY. ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT. CONSTRUCTION. OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS MITHLY THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

COUNTY.
FURTHER, THE UNDERSIGNED OWNERS OF THE LAND MERSEN'SUBDIVIDED AGREE, FOR.
THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY. ITS
SUCCESSORS AND ASSIGNS, HAPHLESS FROM AND DAMAGE. INCLUDING ANY COSTS
OFFENSE, CLAIMED BY PERSONS MITHIN OR MITHOUT THIS SUBDIVISION TO HAVE BEEN
CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR
SUBFACE OR SUBSURFACE WATER FLOW WITHIN THIS SUBDIVISION OR NOT SUBSTABLISHMENT. CONSTRUCTION THAN THE SUBDIVISION FROM WITHIN THIS
SUBDIVISION PROVIDED. THIS MAIVER AND INDEMNETICATION SHALL NOT BE
LIABLITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN HAULE OR
IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR MANDS.

SEATTLE FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

BY: Salyne

Vin Preside

ACKNOWLEDGEMENTS.

STATE OF WASHINGTON)
) SS

COUNTY OF KING

ON THE COMPAY OF TENTION 19 39 BEFORE NE. THE UNDERSIGNED NOTABLY PUBLIC IN AND FOR THE STATE OF MASHIMSTON, PERSONALLY APPEARED UNITED IN COMPANY TO ME KNOWN TO BE DESCRIPTION TO ME KNOWN TO BE DESCRIPTION TO ME TO

IN MITNESS WHEREOF. I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN ANY FOR THE STATE OF WASHINGTON, RESIDING AT BELLEMAN, WASHINGTON, WASHING AT BELLEMAN, WASHINGTON, WASHINGTON,

STATE OF WASHINGTON

COUNTY OF KING

ON THE 22 DAY OF ELEMANY 188 BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC TO AND FOR THE STATE OF MASHINGTON, PERSONALLY APPEARED TO ME KNOWN TO BE.

IN WITHESE WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY. AND YEAR FIRST ABOVE WRITTEN.



Elizabeth a. Jicher-machinel NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT REDMAND, WASHINGTON. LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST GUARTER OF SECTION 29, AND THE SOUTHEAST GUARTER OF SECTION 30. TOWNSHIP 23 NORTH, RANGE 5 6AST, M.M., 14 KING COUNTY, MASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTY, MASHINGTON, MORE PARTICULARS, SECTION SOUTHWEST QUARTER OF SECTION ...

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 89'19'43'E.

THENCE 5: 27 50 11" E, 117.85 FEET:

THENCE S 3"33"54" W, 32.69 FEET;

THENCE S 12"21"39" E. 31.99 FEET:

THENCE S 32"45"51" E, 25.26 FEET:

THENCE S 6 40 21 E. 157.25 FEET;

THENCE .W 88°06'40" W . 50.00 FEET;

THEREE S 01° 53 20" W. 100.04 FEET TO A POINT ON A NOW TANGENT CURVE;

THENCE SOUTHWESTERLY 92.55 FEET ALONG SAID, NON-TANGENT, CURVE TO THE LEFT, HAVING A RADIUS OF 99949 FEET, THE RADIUS POINT OF WHICH BEARS SO 237 W, THROUGH A "CENTRAL ANGLE OF 05°35'05" TO A POINT OF A COMPOUND CURVE:

POINT OF A COMPOUND CURVE:
THENCE CONTINUING SOUTHWESTERLY, 40.01 FEET ALONG AN ARC OF A CURVE TO THE
LEFT, HAVING A RADIUS OF 394.00 FEET, THROUGH A LENTRAL ANGLE OF 0°0739° TO
A POINT:

THENCE S 11°22'07" E. 48.00 FEET TO A POINT ON A NON-TANGENT CURVE.

THENCE SOUTHWESTERLY 1.30 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 345.00 FEET. THE RADIUS POINT OF WHICH BEARS \$11920 FE. THROUGH A CENTRAL ANGLE OF OITSET TO A POINT OF NON-TANGENCY.

THENCE S 1 53 20 W. 110 00 FEET TO THE SOUTHERLY LINE OF KING COUNTY SHORT PLAT NUMBER 57705 AS FILED UNDER RECORDING NUMBER 3902080736;

PLAI NUMBER 57703 AS FILED UNDER RECORDING NUMBER 7902080778;

THENCE ALONG SAID SOUTHERAY INNES, 88 42 44 W. 44.11 FEET TO THE EAST LINE OF THE SOUTHEAST QUARRER OF SECTION, 30:

THENCE ALONG SAID EAST LINE. S 1.95 52 M. 100.03 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH WALF OF THE NORTH AST QUARRER OF THE SOUTH WALF OF THE NORTH AST QUARRER OF THE SOUTH WALF OF THE NORTH AST QUARRER OF THE SOUTH WALF OF THE NORTH AST QUARRER OF THE SOUTH WALF OF THE PROPERTY CONVEYED TO EARLIES EN COOR AND DORTHY MAE WOOD, HUSBAND AND WIFE, BY DEED RECORDED UNDER RECORDING NUMBER 7212050185:

AND WIFE, BY DEED RECORDED LINGER RECORDING HUMBER TRICOSCHE:

THENCE ALONG SAUPLESTERS, BOUNDARY, NO ADSYSS'S WIG OR FIET TO THE SOUTH LINE OF THE

NORTH HALF OF THE MORTHEAST CHARTER OF THE SOUTHEAST CHARTER, "A 36.44 FEET TO THE

EASTERLY MARGIN OF SETH EVENUE SOUTH; IAL'SO KNOMN AS KING COUNTY ROAD NO.

BO AND ALSO KNOWN AS TALBOT ROAD SOUTH) AND POINT ON A NON-TANGENT CHARTE.

THENCE ALBORS SALE SATE OF THE LEFT, HAVELING'S A RATCUS OF SAS OO FEET, THE

RADIUS-POINT OF HICH BEARS SES'S 45 W. THROUGH A CENTRAL ANGLE OF

18'53'6' TO A POINT OF TANGENCY.

THENCE CONTINUING ACONG SAID EASTERLY MARBON, N 25 40 23 M, 178.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30:

THENCE ALONG BAID NORTH LINE, S.89 31 57 E. 266.05 FEET TO THE WEST LINE OF THE EAST 750 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

THENCE ALONG SAID WEST LINE, N # 55 52° E, 231.79 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE: S 89 36 19 E, 750.27 FEET TO THE EAST LINE OF SAID NORTHEAST GWARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG BAID EAST LINE, N 1'55'52" E, 100.04 FEET TO THE POINT OF BEGYNNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, THAT THIS PLAT OF WINSPER DIVISION! IS BASED UPON & SURVEY OF SECTION 28/30 TOWNSHIP 23 NORTH RANGE 5 EAST.

N.M. THAT ALL COURSES, AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT ILL MONUMENTS AND CORNERS AS SHOWN THEREON WILL BE SET CORRECTLY ON THE GROUND.

AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING SEGULATIONS.

A. SCOTT MACINTOSH, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO 15861





941 POWELL AVENUE S.W., SUITE 100 PHONE: [206] 228-5628

4 19

JOB NO. 258-05-882 DRAWN: R. WARD

DATE: JULY, 1988 SHEET I OF 4

1840

226-66

B.A.L.D. FILE NO. 1087 - 23

WINSPER DIVISION I

144/93

A POR OF THE SW 1/4 OF SEC 29 AND THE SE 1/4 OF SEC 30, T 23 N, R 5E, W.M. WASHINGTON KING COUNTY

	KING G	001111,	,,,,,,,
	APPROVALS		FI
	PARKS, PLANNING AND RESOURCES DEPARTMENT	\$50.	1 н
	EXAMINED AND APPROVED THIS WITH DAY OF March 19.81 A.D.		DEL THA DF
	hom pe.	70	PUB
	DEVELOPMENT ENGINEER	.54	THI
	EXAMINED AND APPROVED THIS DAY OF MACH 19 4.D.		/
	The Han		DIO.
/	MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION	**.	194
(1	KING COUNTY DEPARTMENT OF ASSESSMENTS	"	
	EXAMINED AND APPROVED THIS 13 DAY OF MARCH 1989 A.D.	. '75;	
	A administration	N.	RE
	KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR	AL TANK	FIL
	ACCOUNT NUMBER		
	KING COUNTY COUNCIL	N.	DIV
	EXAMINED AND APPROVED THIS 12 TH DAY OF MARCH 1939 A.D.	1	
	ATTEST: 2	3	V
	CHAIRMAN, LING COUNTY COUNCIL CLERK OF THE COUNCIL	- ,:	MAN
		S.	RE
			ND OR
	NOTES		THI
	1. SET 1/2" REBAR AND CAP (ESM INC. L'S #15661) AT ALL REAR CORNERS CONCRETE NAIL IN CURB AT THE SIDE LOT LINES PRODUCED TO AN INTERSE	. SET	
	WITH THE CURB LINE.	CITON	STR
	2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET POWER. US		DR NDT
	TELEPHONE CO., TCI CABLE TV AND FOR MASHINGTON NATURAL GAS CO., AND RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ACT. OTS IN	FEET. CH TO	APP
	INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONC MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMEN	NT FOR	ALL AS
	THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPO	CTRIC.	OUT
	LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE CASEMENTS EN	TERED	WIT
	UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSIBLE TO DRIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELE	THEIR	CON
	CURRENT, TELEPHONE OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CO	TO BE	TIM
	ATTACHED TO A BUILDING.		UNL

ATTACHED TO A BUILDING.

3. SUBJUCCT TO A 10 FOOD WIDE EABEMENT TO PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION WND/OR DISTRIBUTION SYSTEM LYING 5 FEET OR A COMPANY FOR ELECTRIC TRANSMISSION WND/OR DISTRIBUTION SYSTEM LYING 5 FEET OR 11908B.

78011908B.

- 4. SUBJECT TO CITY OF RENTON ORDINANCE NO 3790 REGARDING ASSESSMENT FOR WATER SERVICE PER RECORDING NUMBER 8403260504...
- 5. ALL TIES TO FENCES SHOWN AT 90 TO THE PROPERTY LINE.
- 6. DRAINAGE EASEMENTS WITH OPEN CHANNELS SHALL BE MAINTAINED AS OPEN, GRASS LINED SMALES. IN NO CASE SHALL PIPING, FILLING OR OBSTRUCTING OF THE SMALE BE PERMITTED UNLESS MAITTEN APPOPURAL. IS GRANTED BY THE KINE CAUDITY DIVISIONS OF SURFACE WATER MANAGEMENT AND BUILDING AND LAND DEVELOPMENT DIVISION.

NATIVE GROWTH PROTECTION EASEMENT

STRUCTURES. FILL AND OBSTRUCTIONS (INCCUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBULLDINGS, DR. OPERHANDS BEYOND'S INCUES) ARE PROMIBITED BEYOND THE BUILDING SETBACK LINE, AND MITHIN SET PEAR FLOOD PLAINS (IF APPLICABLE), AND MITHIN THE NATIVE GROWTH PROTECTION EASEMENT(S) AS SHOWN.

GROWTH PROTECTION EASEMBYTIS AS SHOWN.

DEDICATION OF A MATIVE GROWNH PROTECTIN EASEMENT INSPECTORY THE PUBLIC A
BENEFICIAL INTEREST IN THE LIAND NITHIN THE EASEMENT. THIS INTEREST INCLUDES THE
PRESENTATION OF MACHINE PROTECTION OF A LIAND STATE OF THE PUBLIC AS THE
PRESENTATION OF MACHINE PROTECTION OF THE PUBLIC BY THE P

BEFORE AND DYRING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OF OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NATIVE GROWTH PROTECTION EASEMENT. THE COMMON, BOUNDARY RETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR DYMERYISE MARKED TO THE SATISFACTION OF KING COUNTY.

NANCE DIRECTOR'S CERTIFICATE

HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID. THAT THERE ARE ND. INGUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND TALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY THE PROPERTY HEREIN CONTAINED. DEDICATED AS STREETS. ALLEYS OR FOR OTHER LICUUS. ARE PAID IN FOLLOW.

S 13 DAY OF March 18 7 A.O.

a Dewich

ECORDING CERTIFICATE 8903/4/032

ED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS \$4 DAY OF MINUTES PAST . 3 P. M. AND CHOICE IN VOLUME AND OF PLATS, PAGES \$2 AS RECORDS OF KING MY, MASHINGTON.

ISION OF RECORDS AND ELECTIONS

ANE HAGGE

CAROLYN ABLEMAN

ESTRICTIONS

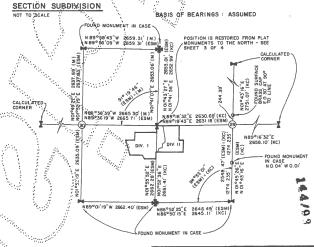
ESTHIUTIONS

LOT OR PORTION OF A LOT IN THIS PEAT SHALL BE DIVIDED AND SOLD OR RESOLD OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF IS PLAT SHALL BE LESS, THAN THE AREA REQUIRED FOR THE USE DISTRICT IN ICH LOCATED.

RUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS TBUILDINGS, OR OVERHAMES) SHALL NOT BE PERHITTED SEYON, THE SULDIONS STEAKAK LINE WITHIN DRIANGE EASCHERS, ADDITIONALLY BRADING AND COMBENÇATION OF FEMCING SHALL WITHIN COLOR OF THE SEYON OF

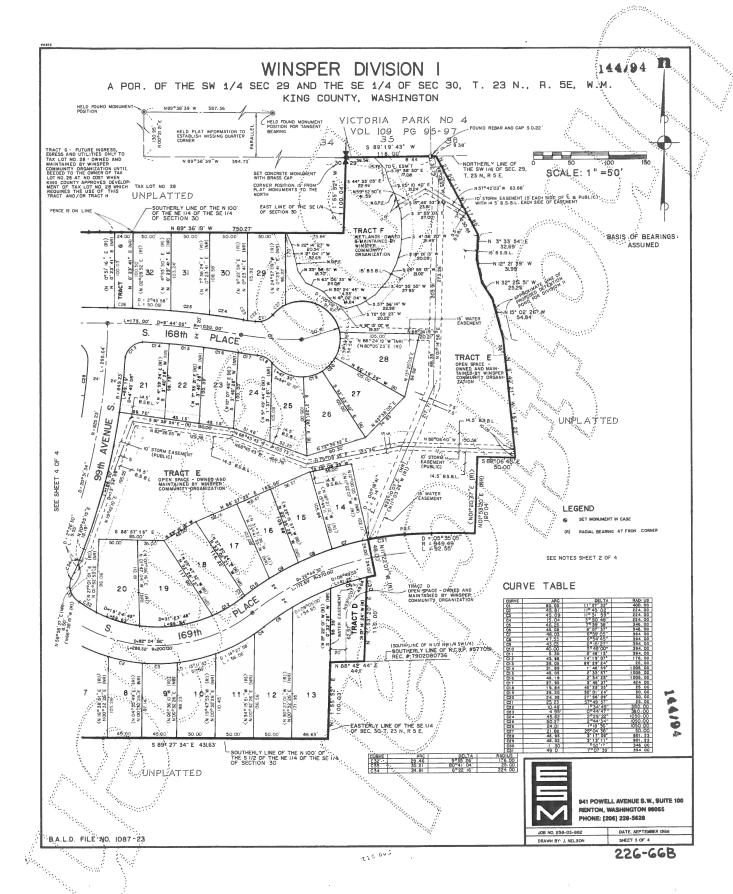
APPROVED BY KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION

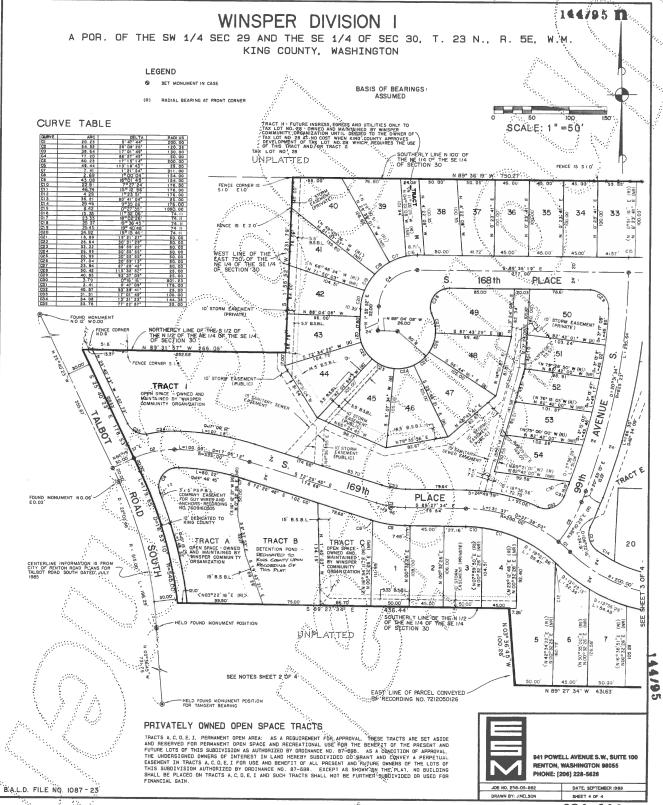
ALL BUILDING DONNSPORTS: FOOTING DRENS AND DRAINS FROM ALL INSERVICES SUFFACES SUCH
AS PATIOS AND DRIVEWAYS PAUL BE CONNECTED TO THE APPROVED EPRIMARENT STORM DRAIN
OUTLET AS SHOWN DY THE APPROVED CONSTRUCTION DRAWINGS & P 1205 ON FILE NITH KING
COUNTY BUILDING AND LAND DEVELOPMENT DIVISION (BALD). THIS PLANS HALL BE SUBSTITED
MITH THE APPLICATION FOR ANY BUILDING PERPHIT
ALL CONNECTIONS OF THE DRAINS MUST BE
CONSTRUCTED AND APPROVED PRIGHT. THE FIRMA, PULLIOUSE, INSPECTION APPROVAL
INDIVIDUAL LOT INFILITATION SYSTEMS. "MEMER "PRIMITIVES AND ALL BE CONSTRUCTED AT THE
TITLE OF THE BUILDING PERRITY, AND SHALL COMPLY BUILDING INSPECTION APPROVAL
UNLESS OTHERWISE, APPROVED BY ENGINEERING REVIEW, KING COUNTY BALD, OR IT'S SUCCESSOR
ASSENCY.





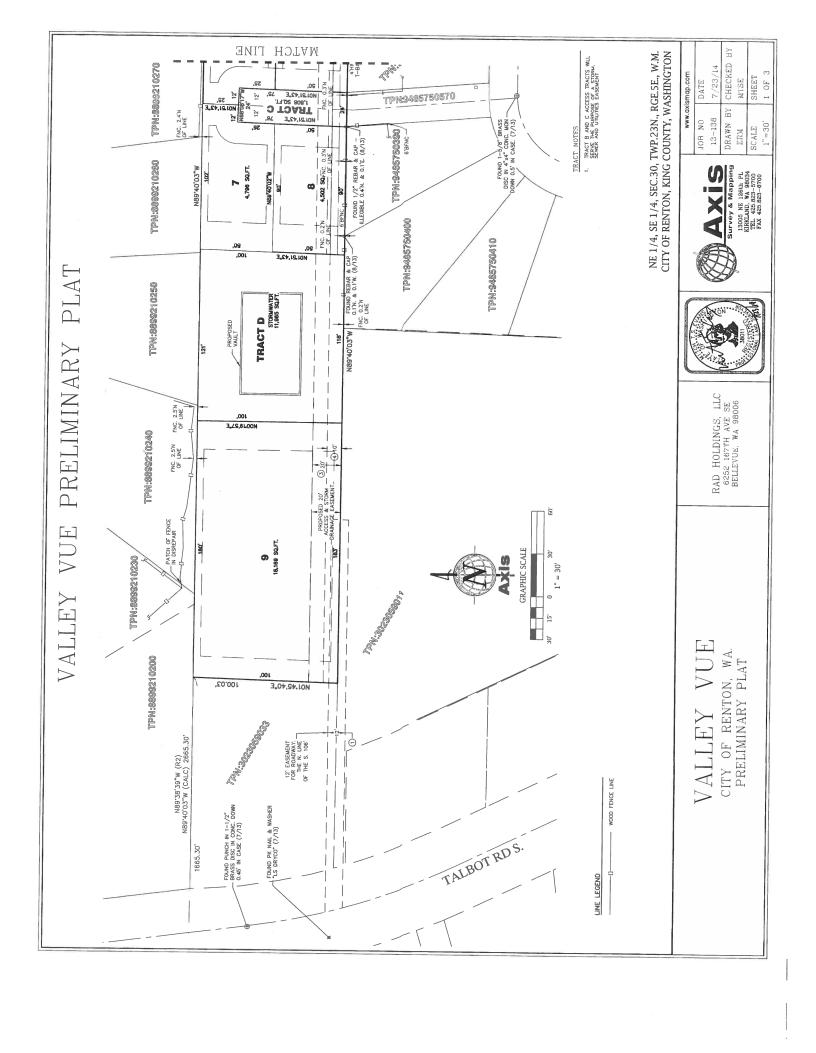
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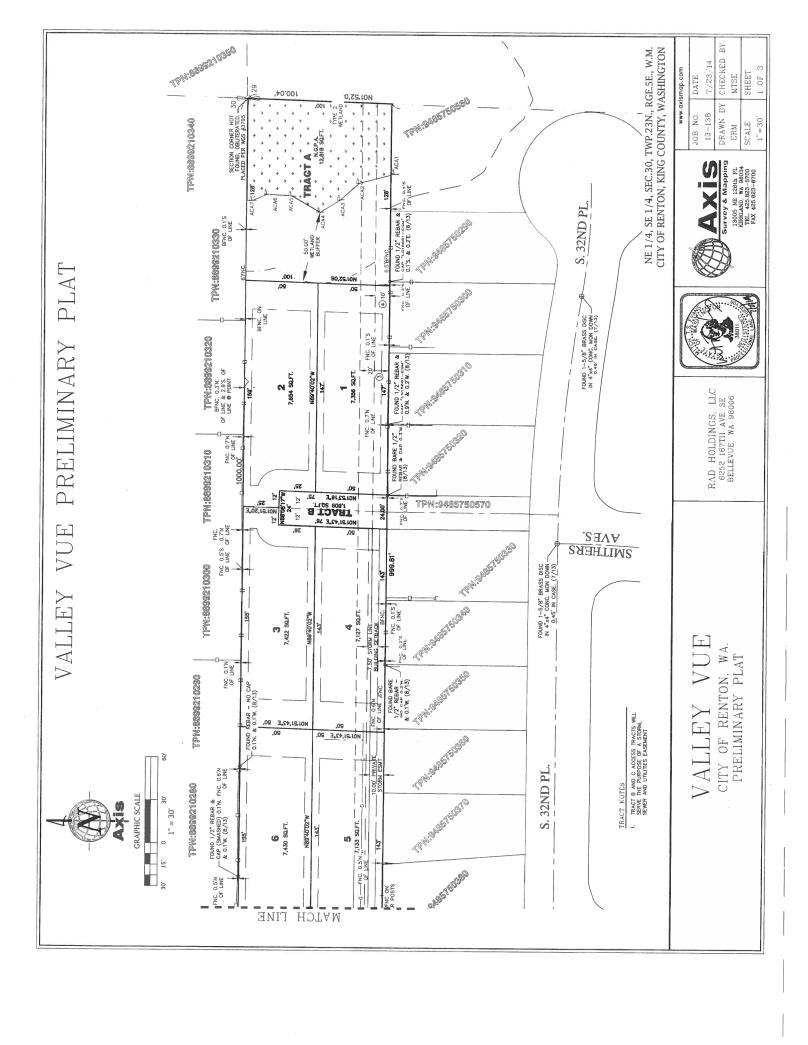


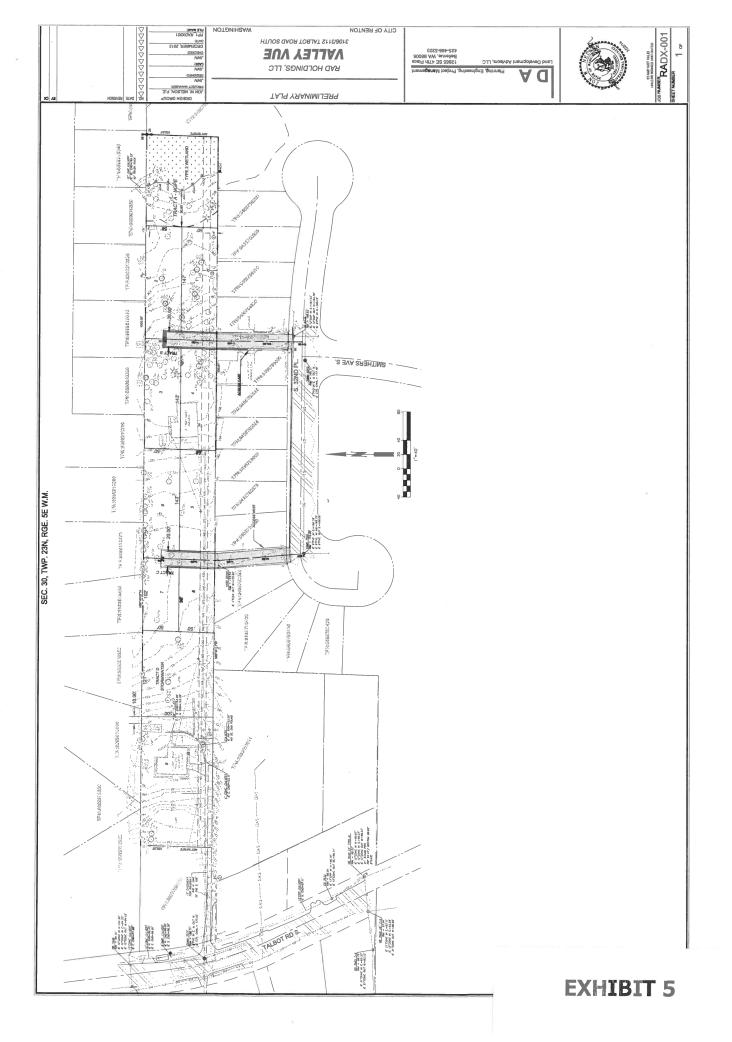


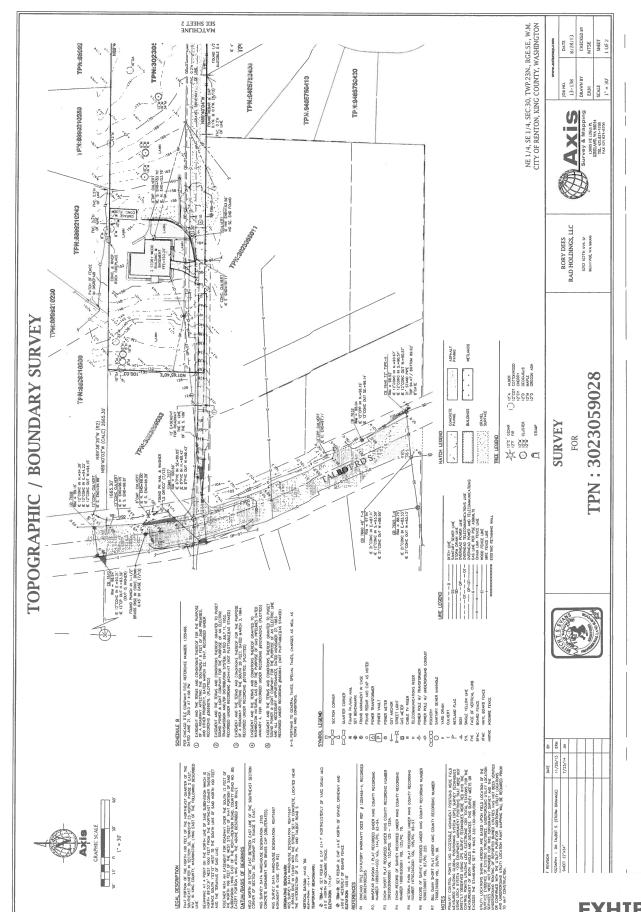
NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M. CITY OF RENTON, KING COUNTY, WASHINGTON 6,605 SQ. FT. 5,548 SQ. FT. 0 SQ. FT. 690 SQ. FT. CHECKED 7/23/14 ACCESS TRACT B AND C TOGETHER WITH THE ADJANDAEDFREIDHEBARDS AND GENERAL PRANCE. NUMBER 9 AND C TOGETHER WITH THE SENTIN THE YES MASSESTORAL DRAINAGE AND UTILITIES EXERCINED THE SERVE AS WITHER SENSED DESIGNED. THE SOUTH 20 FEET OF LOT 9 WILL SETNE AS A PRINSTAGGRAM DRAININGE EASHENT AS WELL AS AN ACCESS TRACT FOR ACCES TO TROGNSPY PERMITTED DY CODE (R-B) DIVELLING www.axismap.com SHEET MTSE 1 OF DATE. (-) PRIVATE ACCESS EASEMENTS -690 SO. FT 2.30 ACRES GROSS AREA OF PROPERTY: 99,994 SQ. FT. (-) CRITICAL AREAS -6605 SQ. FT. 92,699 SQ. FT. 1.99 ACRES R-8 RESIDENTIAL TRACT A DRAWN BY VARIES JOB NO. 13 138 (-) PUBLIC STREETS 3023059028 SCALE ERM UNITS/ACRE NET AREA: Axis (1" == 1000") Survey & Mapping 13005 NE 126th PL KIRKLAND, WA 98034 TEL. 425.823-5700 FAX 425.823-6700 LAND IN CRITICAL AREAS. LAND IN CRITICAL AREAS. LAND IN HOUSE OF DESCRIPERS. LAND IN PROBLEM PROSE ASSAURED. BLAND IN PROPOSED & DENSITY PROPOSED & DENSITY PROPOSED. TOTAL NUMBER OF PROPOSED LOTS: MICHIEL MAP TOTAL AREA OF PROPOSED PLAT: TAX PARCEL NUMBER: ผ SITE EASEMENT NOTES PLAT SITE DATA TALBOT RD. S. ZONING: TRACT B VALLEY VUE PRELIMINARY EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR HE PURPOSE OF AN ELECTRIC TRANSMISSION AND/OR DETRIBUTION SYSTEM, DATED JULY 11, 1952. RECORDED UNDER RECORDING \$4244147 (NOT PLOTTABLE/ALS STAKED) SEZEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF A ROADWAY AFFICTING THE SOUTH 20 FEET, DATED MARCH 3, 1964. RECORDED UNDER RECORDING \$1505702. (BUTTED) ESCENENT AND THE TENSA MO COUNTINGS THEREOF GRANTED TO WASHINGTON NATURAL. GAS FROM THE DURPOSE OF GAS PHELINES DATED JANUARY 4, 1991. RECORDED UNDER RECORDING #9101040242. (PLOTTED) EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF AN ELECTRIC LINE AND ALL INCESSARY APPURIENANCES, DATED NOVEMBER 27, 1963. RECORDED UNDER RECORDING #5669641. ESEXEMI AND ITEMA AND CANDITONS THEREOF FOR THE PURPOSEDE A ROADWAY AFFECTING THE SOUTHERLY 6 FEET OF SAID PREMISES, AND OTHER PROPERTY, DATED MARCH 22, 1947. RECORDED UNDER RECORDING PASSBOOK. (PLOTIED) 6-9. PERTAINS TO GENERAL TAXES, SPECIAL TAXES, CHARGES AS WELL AS TERMS AND COMDITIONS. ო UIUTIV LOCANONS SHOWN HEEREN MAE BEED PHON RED. LOCANION OF THE SUPPLYEE ENDERGY OF THE SUPPLYEE TO CONTROL SUPPLYEE TO CHARLES WERE NOT PROVIDED FOR THIS TOPOGRAPHY SUPPLY MONTHS OF THE WIDERGROUND CONTING OF REPORTED BUILDINGS HAS NOT BEEN VERTICED WITHOUT SUPPLY AND THE WIDERGROUND CONTROL OF THE UTILITY PLANCY FOR A DOMINARY MATERIAL DIMINITY CONSTITUTION OF THE REQUIRED PRIOR TO ANY CONSTRUCTION. PERMARY COURTIOL CRNITS AND ACCESSED INVALIGATE POSTIONS WER FIELD MEASURED. INTLINEG CORM. AND ACCESSED INVALIGATE POSTIONS THAT WERE NOT USING LISTS AND STREAM COSTING THAT WERE NOT PROSTIONS THAT WERE NOT PROPERTY DISJUNCES STREAM CISS. WERE TIED INTO THE CONTROL POINTS UTILIZATE LECENTRATION TO THAT AND THE CONTROL POINTS UTILIZATE AND THE CONTROL TO THAT AND THAT A RAD HOLDINGS, LLC 6252 167TH AVE SE BELLEVUE, WA 98006 PER CHICAGO TILE COMPANY TITLE REFERENCE NUMBER: 1355466. DATED JUNE 21, 2013 AT 4:08 PM. OVERALL PLAT PLAN LAND DEVELOPMENT ADVISORS, LLC 12865 SE 47TH PLACE BELLEVUE, WASHINGTON 98006 PHONE: (425) 466-5203 CONTACT: JON W. NELSON, P.E. AXIS LAND SURVEYING 1.3005 NE 126TH PL KIRKLAND, WASHINGTON 98034—7723 PHONE: (425) 823—5700 CONTACT: MITCH EVANS, PLS RAD HOLDINGS, LLC 6252 167TH AVE SE BELLEVUE, WASHINGTON 98006 PHONE: (208) 715-4559 CONTACT: RORY DEES PROJECT/CONTACT INFORMATION DEVELOPER: RAD HOLDINGS, LLC G n CITY OF RENTON, WA. PRELIMINARY PLAT SCHEDULE B O TOART ENGINEER: Θ (3) **④** <u>(9)</u> 6 VALLEY œ CHOW SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20020520900001 VOL. 152/PGS. 125-125A. BILL DUNN SHORT PLAT UNDER KING COUNTY REC. NUMBER 7908239009 VOL. 20/PG. 09. BEGNINNO AT A PONT ON THE NORTH LUC OF SALO SIGDINORON WHICH IS NORTH 893331" WHEN THE TOO FEET FROM THE NORTH-RECK. THENCE SOUTH 19212" WEST TO THE SOUTH LINE OF SALO NORTH 100 FEET AND THE NUMBER OF SALO NORTH 100 FEET A OCCTHER WITH AN EASEMENT FOR ROADWAY OVER THE SOUTH 12 FEET OF THE NORTH TOS KENT-RETRING ROAD COUNTY RAAD NO. 98 AND SUBDIVISION LYING EAST OF THE EXCEPT PROPERLY ROAD COUNTY ROAD NO. 98 EXCEPT PROPERLY THE ABOVE DESCRIBED MAN TRACT. CHICAGO TILE STATUTORY WARRANTY DEED REF. # 1355466-4, REC. 20130621002265. HELD NORTH 01'52'08" EAST BETWEEN EAST LINE OF THE SOUTHEAST SECTION CORNER OF SECTION 30, TOWNSHIP 23, RANGE 5 EAST. RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 92062339007 vol., 87/Pe, 225, THAT PORTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 23, NORTH, RANGE 5,655T, WM., IN KING COUNTY, WASHINGTON, LYNG EAST OF THE FOLLOWING DESCRIBED LINE VICTORIA PARK NO. 4 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 197903160661 VOL. 109/PG. 95-97. WINSPEAR DIVISION 1 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 198903141032 VOL. 144/PG. 92-94. CHOW RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 199810209011 VOL. 125/PG, 79. TRACT D STORAWATER WGS SURVEY DATA WAREHOUSE DESIGNATION: RENT1697 MONUMENT IN CASE. (PER R2) WGS SURVEY DATA WAREHOUSE DESIGNATION: 3795 CONCRETE MONUMENT WITH BRASS CAP (OBLITERATED). DATE GRAPHIC SCALE 1" = 50BASIS OF BEARINGS 5 R2. R3. R4. R5. R6. R7. REV# £3 Ξ #2 2 \$ 2 9#

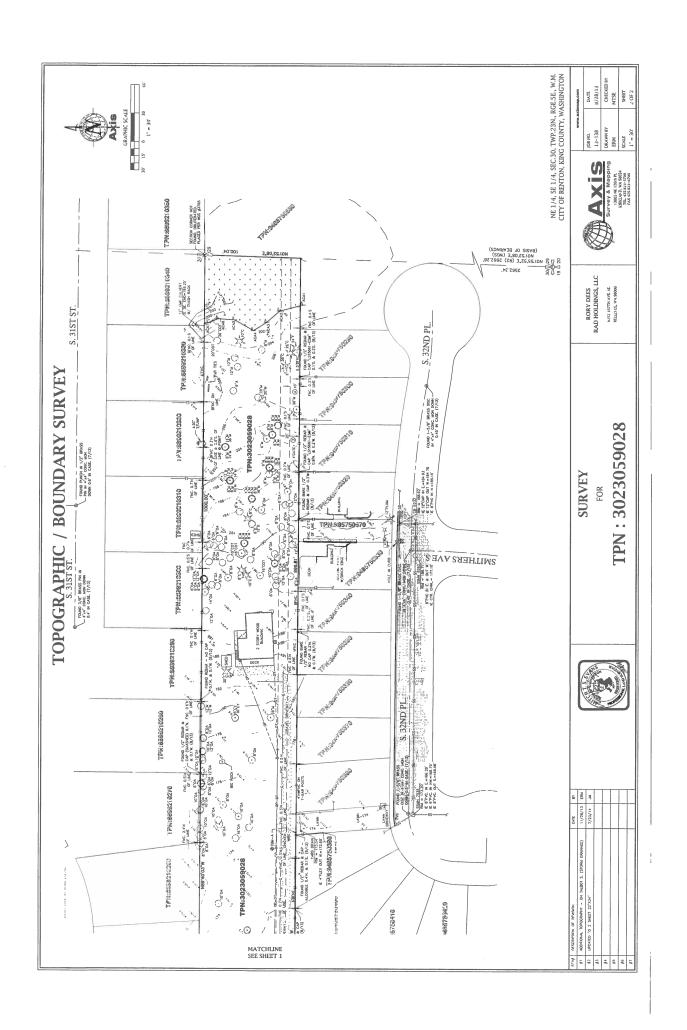
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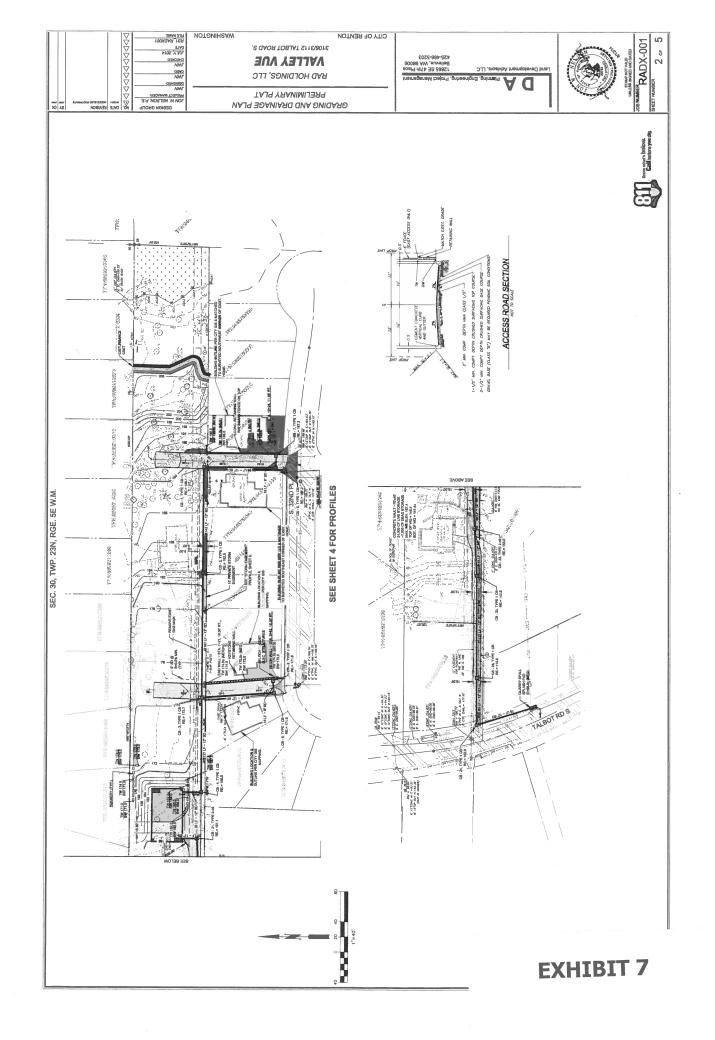


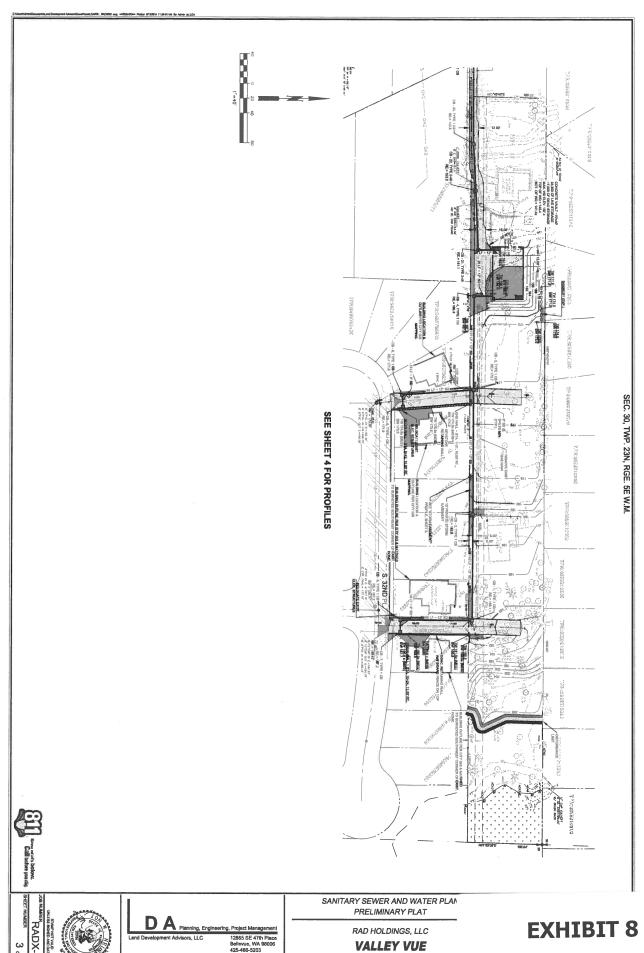




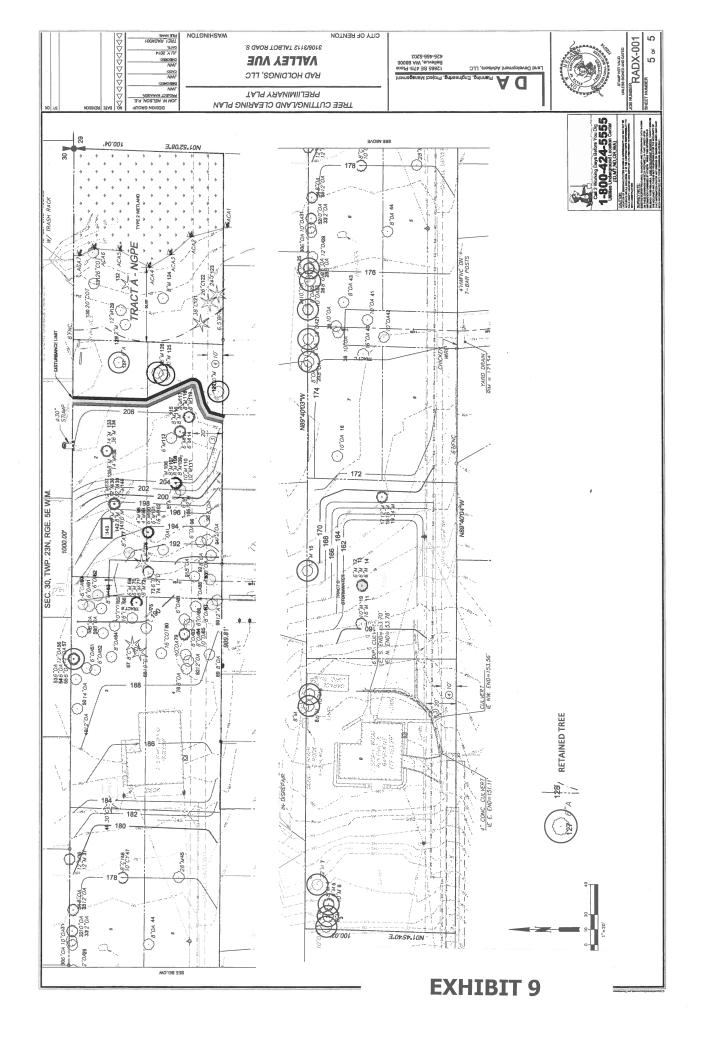


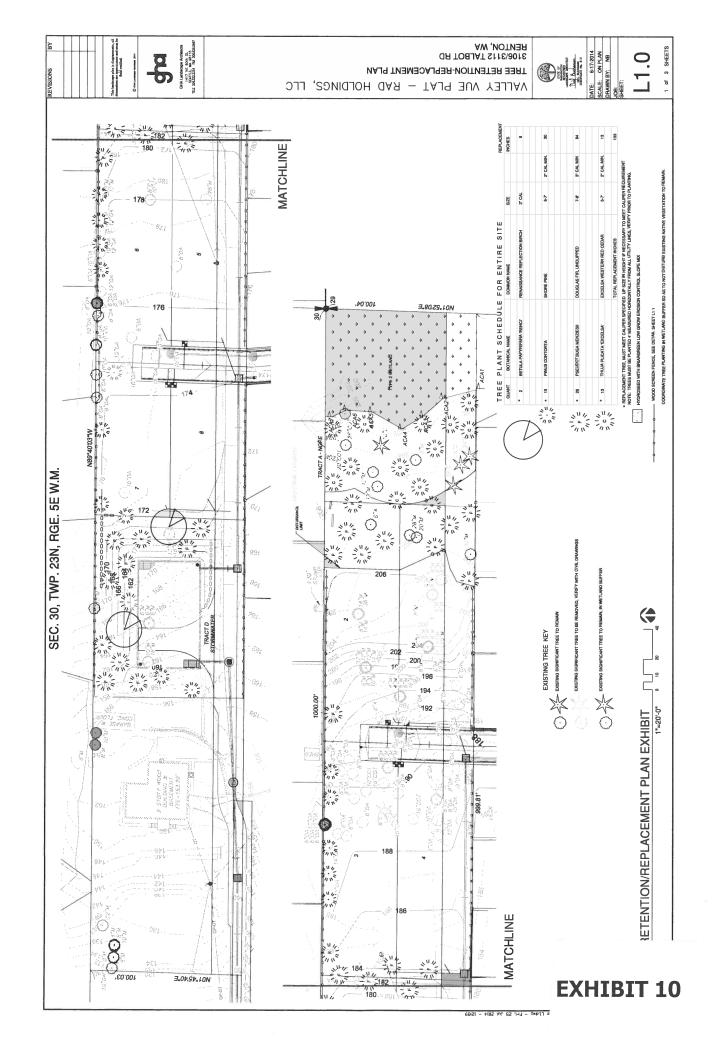






3106/3112 TALBOT ROAD S. CITY OF RENTON





CONCEPTUAL LOT PLANT SCHEDULE

(

SEC. 30, TWP. 23N, RGE. 5E W.M.

3106/3112 TALBOT RD RENTON, WA CONCEPTUAL LOT PLANTING PLAN

3 of 3 SHEETS

BUT MANUAL MANUE	COMMON NAME	SIZE	SPACING
AMELANCHIER AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	2. CAL	
ARBUTUS U. COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
ERICA SPRINGWOOD WHITE	SPHINGWOOD WHITE HEATHER	2 GAL	
ELIONVILLIS JABONICI IS 700EEN SPIBE	ADEEN SPIDE ELONWILLS	1400	
HYDRANGEA QUERCIFOLIA PEE WEE	OAIQ.EAF HYDRANGEA PEE WEE	2 GAL	
MAHONIA COMPACTA	COMPACT OREGON GRAPE	1 GAL	
NANDINA DOMESTICA MOONBAY	MOONBAY HEAVENLY BAMBOO	2 GAL	
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	
SEDUM AUTUMN JOY	AUTUMN JOY SEDUM	1 GAL	
ARCTOSTAPHYLOS UVA-URSI WASSACHUSETTS	KUNNIKUNNICK MASSACHUSETTS	1 GAL	24" O.C.
RUBUS PENTALOBUS EMERALD CARPET	EMERALD CARPET CREEPING RASPBERRY	1 GAL	24" 0.0.

g & a a a

CONCEPTUAL HOUSE AND DRIVEWAY LOCATION, LOT #7



May 27, 2014

JN 14177

RAD Holdings, LLC 1040 West Lake Sammamish Parkway Southeast Bellevue, Washington 98008

Attention: Rory Dees

via email: rorydees@hotmail.com

Subject:

Transmittal Letter – Geotechnical Engineering Study

Proposed Residential Development

3112 Talbot Road South Renton, Washington

Dear Mr. Dees:

We are pleased to present this geotechnical engineering report for the residential development to be constructed in Renton. The scope of our services consisted of exploring site surface and subsurface conditions, and then developing this report to provide recommendations for general earthwork and design criteria for foundations, retaining walls, and pavements. This work was authorized by your acceptance of our proposal, P-8823, dated September 6, 2013.

The attached report contains a discussion of the study and our recommendations. Please contact us if there are any questions regarding this report, or for further assistance during the design and construction phases of this project.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

Thor Christensen, P.E. Senior Engineer

TRC/MRM: at

Entire Document Available Upon Request

EXHIBIT 11

PRELIMINARY TECHNICAL INFORMATION REPORT ("TIR")

Valley Vue

3106 Talbot Road South Renton, WA Parcel No. 3023059028

Prepared for: RAD Holdings, LLC 6252 167th Ave SE Bellevue, WA 98006

OF WASHING

NE OF WASHING

PO OF WAS

Prepared by:

DA

Land Development Advisors, LLC •12865 SE 47th Place •Bellevue, WA 98006 (425) 466-5203

December, 2013

Entire Document Available Upon Request

RADX-001



CRITICAL AREAS STUDY FOR

RAD Holdings, LLC - 3112 Talbot Road

Tax Parcel No. 302305-9028

Acre Project #13039

Prepared By:

Acre Environmental Consulting, LLC. 17715 28th Ave. NE Lake Forest Park, WA 98155 (206) 450-7746

For:

RAD Holdings, LLC Attn. Rory Dees 6252 167th Avenue SE Bellevue, WA 98006

September 4, 2013

Entire Document Available Upon Request

EXHIBIT 13

Proposed plat: Valley Vue

Applicant: Rory Dees, 1040 W. Lake Sammamish Pkwy SE, Bellevue, WA 98008

206 715-4559

APN: 3023059028

Requesting: Submittal for Subdivision

Construction Mitigation Description:

Proposed construction dates: June 1, 2015 to September 30, 2015

Hours of operation: M-F 7 AM to 6 PM, Saturday 9 AM to 5 PM, Sunday no work

<u>Proposed hauling/transportation routes</u>: On the west end of the property: when accessible Talbot Road South to Benson Drive S. Otherwise, out the access easements located along S. 32

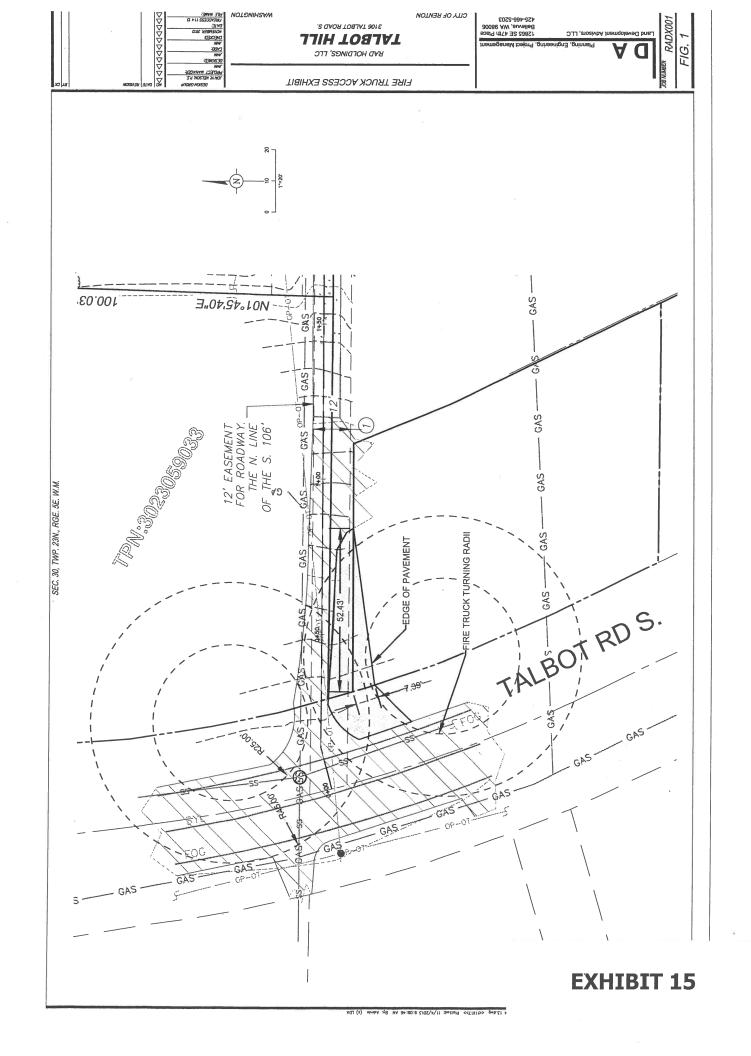
Place to Smithers Ave S to S 32 Street to Talbot Road S to Benson Drive S.

Measures to control dust: Creating a section of quarry spall rock path for trucks to clear tires,

tire brushing, and water washing.

Special hours of operation: Not anticipated to be needed

Preliminary Traffic Control Plan: waived



A STATE

TELL MODELLA SELECTION

TEE GRANTOR, Ella P. Dausgardner, to the extent
of her interests and rights in and to the land hereinvelow
described does hereby grant an easement for readway purposes
over the south 20 feet from the west to the east ever the
following described property:

That portion of the north 100 feet of the northeast outer of the southeast quarter in Section 30; Township 23 North, Hange 50 M.W.M., in King County, Washington; lying east of the following described line: Beginning at a point on the north line of said subdivision which is north 89 33 32 yest 1000 feet from the northeast corner thereof: thence south 1 52 12 west to the south line of said 100 feet.

Kila P. Baumgardner

STATE OF	,			,	
STATE OF					
County of King					
On this 26th day of	Tebruary	A,D. 19	64 before me,	Iha undaraina	ad a Notaes
Public in and for the State of Washing			mmissioned and av		
to me known to be the individual that he igned and sealed the said therein mentiolises	d instrument as her	free and volu	ntary act and deed	for the uses as	
WI MESS mb Rand and official a	eal hereto affixed the	day and year in thi	is certificate above	written.	`
7/20110(8)	i ; i	Notary Passing in	and for the State of-		on
(Acknowledgmen	nt by Individual. Washin	gton Title Insurance (Company. Form L 21	8)	

Progress of B. C. Barry and 12 1 all Rogers A. MORRIS, County Rydron



Return Address:

Robert D. Johns

Johns Monroe Mitsunaga Kolouskova PLLC

1601 114th Avenue SE, Suite 110

Bellevue, WA 98004

EXCISE TAX NOT REQUIRED

King Co. Records Division

AUDITOR/RECORDER'S INDEXING FORM

ORIGINAL

Document Title(s): MUTUAL RELEASE OF EA					SE OF EAS	SEMENT
Gra	Grantors: RAD HOLDINGS, LLC, a Washington limited liability company; and MYLES G. GILBER					
Grantees: RAD HOLDINGS, LLC, a Washington limited liability company; and MYLES G. GILBER					n limited liability company; and MYLES G. GILBERT	
Documents 5705702 referenced:						
Legal Description: (abbreviated) Portion of North 100 feet of the NE quarter of the SE quarter of North, Range 5 East, W.M., records of King County, Washing						
X Additional legal is on 2 of		of	locument.			
Ass	Assessor's Property Tax Parcel/Account Numbers:					302305-9028, 302305-9011

MUTUAL RELEASE OF EASEMENT

RAD HOLDINGS, LLC, a Washington limited liability company; and MYLES G. GILBERT enter into the following Mutual Release of Easement:

Recitals

A. On February 26, 1964, Ella P. Baumgardner executed a Grant of Road Easement over and across property she owned which granted a roadway easement over the south 20 feet from west to east over the following described property:

That portion of North 100 feet of the NE quarter of the SE quarter of Section 30, Township 23 North, Range 5 East, W.M., records of King County, Washington, lying easterly of the following described line: Beginning at a point on the north line of said subdivision, at a point on the north line of said subdivision which is north

MUTUAL RELEASE OF EASEMENT - 1

Return Address:

Robert D. Johns

Johns Monroe Mitsunaga Kolouskova PLLC

1601 114th Avenue SE, Suite 110

Bellevue, WA 98004

EXCISE TAX NOT REQUIRED

King Co. Becards Division

AUDITOR/RECORDER'S INDEXING FORM

ORIGINA

Document Title(s): MUTUAL RELEASE OF EASEMENT					
Grantors: RAD HOLDINGS, LLC, a Washington limited liability company; TERRANCE W MACLEOD and KATHRYN J. MACLEOD, a marital community					
Grantees:	1			nington limited liability company; TERRANCE W. MACLEOD, a marital community	
Documents referenced:		5705702			
Legal Description: (abbreviated) Portion of North 100 feet of the NE quarter of the SE quarter of Section 30, Township 2 North, Range 5 East, W.M., records of King County, Washington					
X Additional legal is on 2 of c			2	of document.	
Assessor's Property Tax Parcel/Account Numbers: 302305-9028; 302305-9029					

MUTUAL RELEASE OF EASEMENT

RAD HOLDINGS, LLC, a Washington limited liability company; and TERRANCE W. MACLEOD and KATHRYN J. MACLEOD, a marital community enter into the following Mutual Release of Easement:

Recitals

A. On February 26, 1964, Ella P. Baumgardner executed a Grant of Road Easement over and across property she owned which granted a roadway easement over the south 20 feet from west to east over the following described property:

That portion of North 100 feet of the NE quarter of the SE quarter of Section 30, Township 23 North, Range 5 East, W.M., records of King County, Washington, MUTUAL RELEASE OF EASEMENT - 1



Return Address:

Robert D. Johns

Johns Monroe Mitsunaga Kolouskova PLLC

1601 114th Avenue SE, Suite 110

Bellevue, WA 98004

EXCISE TAX NOT REQUIRED

King Co Recards Division

AUDITOR/RECORDER'S INDEXING FORM RIGHMAI

Document	Title(s):	MUTUA	L RELEASE		HUIIVAL EMENT
Grantors:		AD HOLDINGS, LLC, a Washington limited liability company; SKINNERONE, LLC, a 'ashington limited liability company.			
Grantees:		RAD HOLDINGS, LLC, a Washington limited liability company; SKINNERONE, LLC, a Washington limited liability company.			
Documents referenced	1	5705702		*	
			f North 100 feet of the NE quarter of the SE quarter of Section 30, Township 23 ange 5 East, W.M., records of King County, Washington		
X Additional legal is on 2 pages		2	ofd	of document.	
Assessor's	Propert	y Tax Parce	l/Account Nu	umbers:	302305-9028; 302305-9033

MUTUAL RELEASE OF EASEMENT

RAD HOLDINGS, LLC, a Washington limited liability company; and SKINNERONE, LLC, a Washington limited liability company enter into the following Mutual Release of Easement:

Recitals

A. On February 26, 1964, Ella P. Baumgardner executed a Grant of Road Easement over and across property she owned which granted a roadway easement over the south 20 feet from west to east over the following described property:

That portion of North 100 feet of the NE quarter of the SE quarter of Section 30, Township 23 North, Range 5 East, W.M., records of King County, Washington,

MUTUAL RELEASE OF EASEMENT - 1

Clark Close

From:

Dalen, Doug J <doug.j.dalen2@boeing.com>

Sent:

Friday, September 05, 2014 9:46 AM

To:

Clark Close

Subject:

Valley Vue Preliminary Plat / LUA14-001040, ECF, PP

Good morning Clark,

I just wanted to get my written comments in prior to 9/8/14 to meet the deadline.

I just purchased a house at 721 S 31st St, Renton WA and found out that the property adjacent to my new home is likely to be wiped out and replaced with a bunch of new houses.

My concern is that when I bought the property, one of the big selling points to me was the beautiful treeline and the privacy it created in my backyard, which according to this Land Development proposal could be severely compromised—or even wiped out entirely. It states that the developer intends to retain 27 original trees. Is there a way to find out which ones as some of them are very big, and likely very old.

I am concerned about the destruction of all this landscaping, the shade the trees provide as well as the animals which live back there will be displaced causing them to invade surrounding areas and create potential traffic hazards. Also, I worry about what impact this will have on the property values surrounding the site.

I would like to be made a party of record on this matter and kept informed on any further developments and/or decisions made regarding this matter.

Thank you,

Doug Dalen 721 S 31st St, Renton, WA 98055

Clark Close

From:

Ginny <vklaas4@comcast.net> Tuesday, August 26, 2014 7:52 PM

Sent:

Jennifer T. Henning; Clark Close; Steve Lee; Vanessa Dolbee

Subject:

Valley Vue LUA14-001040

Recently the Winsper neighbors gathered to review the Valley Vue plan (LUA 14-001040). As discussed during my meeting with Clark on 8/8/2014, the neighbors feel the proposed plan falls short on a number of significant issues involving safety, access and drainage.

The neighbors discussed the following five items that do not meet City Codes;

- 1) The two access "private streets" coming off the Winsper Development. These proposed roads would be solely for the purpose of serving the four houses in Valley Vue behind the existing homes in Winsper. <u>City Code (4-6-060 J) states: Private streets are allowed for access to six (6) or fewer lots, provided at least two (2) of the six (6) lots abut a public right-of-way. None of the new lots will abut a public right of way. These new roads provide no service to the pre-existing homes in Winsper.</u>
- 2) City Code 4-6-060 J.2. states: Minimum Standards: Such private streets shall consist of a minimum of a twenty six foot (26') easement with a twenty foot (20') pavement width. The two easements indicated on the platt map are 24 feet wide and do not meet the minimum City Code standard.
- 3) Both proposed private roads are longer than 150 feet, and neither appears to have the required turn around for Fire and Emergency vehicles. <u>Ordinance 5517 states that streets 150-300ft in length must have a dedicated hammerhead turnaround or cul-de-sac.</u> I spoke to Fire Chief, Corey Thomas, last year and he indicated that this is an issue.
- 4) The front eastern edge of my driveway a long S 32nd Place is just over one foot from the access easement property line. This does not allow for the five foot required setback. I am terrified that a driver may mistake my driveway for the access road and run right into my house. There are no provisions for a safety/privacy barrier, planting strip, sidewalk or other buffer zone on my side of the easement.
- 5) The City of Renton memorandum date January 3, 2013, and substantiated in the City Codes "General Ordinances of the City of Renton (4-1-110A, and Ordinance 5676), as well as the King County Urban and Residential Zoning Document, requires a minimum sideyard-street setback of 15 feet. I wrote to Gerry Wasser about this in 2013 and he stated: "The required setbacks for Zone-8 are: Sideyards- 5 feet, except 15 feet for sideyards along a street or access easement."

Several of the neighbors have noted that neither of the easements are wide enough to accommodate a 15 foot sideyard-street setback from the existing houses, and still have

the space needed for a 20 foot road. Variances to accommodate a road for vehicle traffic would be dangerous to the residents of the abutting houses given the current five foot (or less) sideyard setback.

Ordinance 5517 and 4-6-060 specifically state that the codes are intended to establish design standards and development requirements for street improvements to insure reasonable and safe access to public and private properties. Allowing variances of these standards, compromises the integrity and value of the City Codes, and exposes the community to reckless hazards. Not having a basic safety element in street standards to protect pedestrians and homeowners sets a poor precedence and puts the public at risk. This places an unfair burden on the residents of Winsper.

The original Dees plan called for access off of Talbot Road, not off the Winsper easements. Frankly, given the numerous variances that would be required to gain access from the Winsper easements, and the multiple safety concerns, retaining the access to the property where it has always been off Talbot Road, seems the prudent choice and would require the least amount of variances. I know that Clark had indicated that the Talbot access was a problem because a "Private Road" can serve as access for a maximum of six lots, and that since the Valley Vue lot is 2.3 acre, six houses would not meet the minimum requirement to mitigate against "urban sprawl". Surely, City Code does not place a higher value on urban sprawl prevention, than it does on public safety.

I understand that at the 7/16/2014 Renton Planning Commission meeting a proposal was made to change the code for Private street standards because they are generally undesirable and do not provide elements such as sidewalks, landscaping, and create dead-end streets, which reduces connectivity in residential neighborhoods, and are maintenance issues. The proposal was to only allow private driveways and completely delete private roads from the City Code. The access easements off Winsper do appear to meet the current Code for a "shared driveway" which requires a minimum 16 foot easement and maximum 12 foot paved driveway, each of which could serve as primary emergency access for 3 homes.

In addition to the access issues, there are numerous drainage issues that the neighbors are concerned about. I wasn't surprised to see that the geotechnical report indicated that the drainage issues on the property were significant enough to require mitigation and disclosure to anyone purchasing one of the new lots. They also recommended that; ""Geotech Consultants, Inc. should be allowed to review the final development plans to verify that the recommendations presented in this report are adequately addressed in design....We recommend including this report, in its entirety, in the project contract documents. This report should also be provided to any future property owners so they will be aware of our findings and recommendations."

The owners of Winsper already know that there is a problem with drainage from this property, in fact, there is over a 32 foot drop from the rear of tract B (wetlands) to the rear of Tract C (storm drain). Due to the issues on the property, two houses in Winsper that abut the southern property line have already experienced flooding in yards and under the

homes due to excessive run off from that property. Many of us installed french drains and sump pumps at our own cost to mitigate the issue. My drainage system lies along the boundary between the east side of my property and the easement, and will likely be destroyed during development. With the increase of impervious surface, storm water runoff will no doubt increase is well. Please request that the new drainage system be installed along the property line to protect the Winsper homes from this increased flooding risk.

The project calls for a six inch curb-gutter for drainage along the access easements. Since the access will intersect an existing street, we would like the curb-gutter design to match the standards of the Winsper development (18 inch curb-gutter). This will also aid in drainage of excessive runoff in times of heavy rain, and aesthetically would be much more attractive. This is consistent with the Renton Community Design Element Goals purpose to improve the aesthetics and functionality of existing neighborhoods.

The Valley Vue Project Narrative states "current zoning is R8, 5445 square feet minimum per lot", yet two of the lots don't meet this minimum. (Lot 7- 4,796ft, and Lot 8- 4,502 ft.); these therefore do not meet the aforementioned standard. Once the required hammerhead turn around is incorporated into the plan, Lot 7 likely will not meet code. I propose that these two lots be combined into one lot so that they are similar to in character to all the other lots on the project (all other lots are 7,127-7,654 square feet).

The neighbors also discussed the disruption and general loss of peace and enjoyment during the peak summer months that construction would cause as heavy equipment, trucks, and building materials traveled through the neighborhood bringing noise and dust. The plan calls for working M-F plus Saturday. We request that the development NOT occur on the weekends. We would like to preserve our weekends for family and a sense of well-being.

Virginia Klaas, M.D.

618 S 32nd

Place

Renton Wa 98055

(425) 271-6760

Clark Close

From:

Mary Klaas-Schultz < mklaasschultz@gmail.com >

Sent:

Wednesday, September 03, 2014 9:36 AM

To:

Clark Close

Subject:

Valley Vue Proposal Concerns

I object to plan (LUA 14-001040) as proposed because it does not meet the Standard Codes adopted by the City of Renton. I understand that sometimes the Codes can offer a little variance to get a project developed, but think that this proposal is asking for to many adjustments at the expense of the surrounding community. Each time a waiver is granted it minimizes the value of Standard Codes and Regulations and sends the message that the rules can be negotiated. Frankly, I'm shocked to learn that the City helped coordinate this proposal with the developer. It is the people of Renton that pay the expense in sub-standard developments.

As proposed, it seems that the Valley Vue project would require the following adjustments to use the access routes proposed;

• Private Streets:

- o Width should be 26 feet, not 24
- o Street-Side yard Setback should be 15 feet from each house, clearly not enough room as the access easements are only 24 feet.
- o Fire Turn around for streets longer than 150 feet, Turnarounds are at the end of a street, not the top. This is a basic safety element; I think the King County Fire Marshall would agree.
- Required houses to abut a public right-of-way, none of the new proposed house abut a public street.

In addition, I'm concerned with the proposed density with the known water and drainage issues on this parcel. Just because the parcel allows for R8, doesn't mean that it should be built out to the highest infill allowed, especially if you have to bend all the Codes to make it happen!

I do not object to the parcel being developed, but would like it to be developed with a plan that makes sense given the constraints of the parcel. It should also be developed within the boundaries of the standard codes that are in place to ensure the integrity of developments and the safety of the community.

Mary Klaas Schultz 618 S 32nd Place Renton, WA., 98055

Clark Close

From: Richard Perteet <cougar_rich@hotmail.com>
Sent: Monday, September 08, 2014 11:26 AM

To: Clark Close

Subject: RE: Valley Vue Preliminary Plat - LUA14-001040

Clark, thanks for the rapid response to my request for more information.

I don't really have time to respond in depth but a few comments:

- The survey information is not stamped/signed by a registered land surveyor. An ALTA survey would be appropriate to identify any encroachments.
- There does not appear to be any pedestrian access (sidewalks). This is an undesirable design that appears to be dictated by the narrow access reserve from Winsper. I believe that pedestrian access should be part of every development.
- There are topographical features that will make the construction of the two access roads virtually impossible without encroaching onto the existing developed properties, especially the proposed easterly access. How high will walls be and how will they be constructed? What safety features will be included to protect vehicles, pedestrians, and adjacent housing. This should be addressed in the environmental documentation.
- The project narrative states that "Existing fire hydrants in Winspur are within the acceptable distances to serve the subdivision." The existing hydrants are not show on the plan, nor is there any justification for the statement.
- RMC states "Private streets are allowed for access to six (6) or fewer lots, provided at least two (2) of the six (6) lots abut a public right-of-way." None of these lots abut a public right-of-way.
- The project narrative states that no HOA will be required. There should be an HOA to provide for maintenance of the private roads and drainage systems, and possible participation in the existing Winsper HOA to offset impacts by new residents on the park-like setting maintained by Winsper residents.
- Applicant has prepared a soils report but relies on generalizations about the site's soils. Include the soils report for the site in the environmental documentation
- Street lighting should be required.
- It is pretty widely acknowledged that extensive underground mining took place in this area. The environmental documentation should include a discussion of this as it may impact the future homeowners.
- The discussion in the environmental checklist of "designated and informal recreational opportunities are in the immediate vicinity" does not include the large areas in the adjacent Winsper subdivision. Those areas are maintained by the Winsper HOA, There needs to be a discussion of this resource and the potential for the proposed subdivision to contribute to its maintenance since their residents will obviously use these area.

Thanks Clark. As you can tell I put this together pretty quickly to meet this afternoon's deadline but I think I hit the high points. I will be unable to attend the scheduled public hearing. (BTW, it would be nice if all of the information in your attachments was available on-line).

Rich Perteet

From: CClose@Rentonwa.gov
To: cougar rich@hotmail.com

Subject: RE: Valley Vue Preliminary Plat - LUA14-001040

Date: Mon, 8 Sep 2014 15:22:59 +0000

Mr. Perteet,

Thank you for your request regarding Valley Vue Preliminary Plat. Attached is some additional information about Valley Vue. The City of Renton Environmental Review Committee (ERC) has not made a determination on the submitted application. Once the staff report is complete and a determination has been made the document will be posted to our website at http://www.rentonwa.gov/business/default.aspx?id=5458

Please let me know if you need any additional information at this time. Comments based on the Notice of Application must be submitted in writing by 5:00 PM today.

http://www.rentonwa.gov/uploadedFiles/Business/CED/PLANNING FORMS/Valley%20Vue%20PP NOA 14-001040.pdf

Thanks again,

Clark H. Close

City of Renton - Current Planning

Associate Planner

From: Richard Perteet [mailto:cougar rich@hotmail.com]

Sent: Saturday, September 06, 2014 3:32 PM

To: Clark Close

Subject: Valley Vue Preliminary Plat - LUA14-001040

Are there any more specific documents about the proposal other that what is shown on the map link from your web page? There does not seem to be any details of the development, the MDNS, etc. I would like to review the documentation (on line if possible).

Thanks,

Rich Perteet

734 S 32nd St

Renton 98055

Sent from Windows Mail

Clark Close

From:

Andrea <6gkmimi@comcast.net>

Sent:

Monday, September 01, 2014 10:03 AM

To:

Clark Close

Subject:

FW: Concerning Valley Vue Preliminary Plat (LUA14-001040)

From: Andrea [mailto:6gkmimi@comcast.net]
Sent: Sunday, August 31, 2014 2:42 PM

To: 'cclose@rentonwqa.gov'

Cc: 'Cvincent@Rentonwa.gov'; 'mpalmer@rentonwa.gov'

Subject: Concerning Valley Vue Preliminary Plat (LUA14-001040)

To Whom it May Concern:

As residents of 3111 Smithers Ave. S. in the Winsper Development, we are very concerned about the proposal the Valley Vue Development. It appears that a number of city codes that are currently in place would be waived so that the Valley Vue homes can be built. These include side yard setbacks, minimum easement width, emergency access and the requirement for two of the homes to abut a Public Right of Way. The codes were established for solid reasons and variances should not be easily granted.

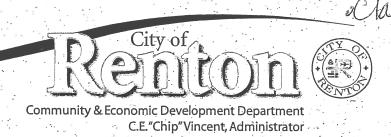
Safety is a paramount concern. Not only would the current properties in Winsper, be dangerously close to the proposed road which would be required for Valley Vue, but would also be difficult for emergency vehicles to access without an appropriate turnaround.

I believe that the city needs to adhere to the current standards to protect public safety and to ensure confidence in the integrity of the planning process.

Thank you for your consideration. Sincerely,

Andrea and William Smith 425-254-1706

Denis Law Mayor



September 8, 2014

Doug Dalen 721 S 31st St Renton, WA 98055

SUBJECT: VALLEY VUE PRELIMINARY PLAT COMMENT RESPONSE LETTER

LUA14-001040, ECF, PP, MOD

Dear Mr. Dalen:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated September 5, 2014 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

As a point of clarification, the City has yet to make a decision on the proposal. The applicant, RAD Holdings LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

There are a variety of tree species on the Valley Vue site, including deciduous and evergreen trees. There are approximately 142 trees over 6 inches in diameter on the proposed land to be developed. After dead, diseased or dangerous trees, private access for street improvements, critical area deductions, and the minimum requirement to retain 30%, the applicant is proposing to maintain 27 trees of the original trees over 6 inches in diameter. The applicant is also proposing to plant 66 new trees (minimum required replacement trees) at 2" DBH. The proposed tree retention plan identifies nine (9) trees to be retained in the critical areas and buffers, four (4) within the Native Growth Protection Easement and 23 along or near the northern property line with the Victoria Park #4 Plat. See attached Tree Retention Worksheet and Proposed Tree Cutting/Land Clearing Plan for more information.

This matter was originally scheduled for a public hearing on **October 7, 2014** at 12:00 p.m., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. As a party of record, you will be notified when a new public hearing date is set.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close Associate Planner

City of Renton Tree Retention Worksheet
Proposed Tree Cutting/Land Clearing Plan, Valley Vue Preliminary Plat LUA14-001040

cc: File LUA14-001040, ECF, PP, MOD

Class H. Close

Denis Law Mayor



September 2, 2014

Virginia Klaas 618 S 32nd Pl Renton, WA 98055

SUBJECT: VALLEY VUE PRELIMINARY PLAT COMMENT RESPONSE LETTER

LUA14-001040, ECF, PP

Dear Mrs. Klaas:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated August 26, 2014 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

As a point of clarification, the City has yet to make a decision on the proposal. The applicant, RAD Holdings LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

The applicant is requesting a street modification, from the private street requirements found in Renton Municipal Code (RMC 4-6-060J.2) in order to allow access and utilization of the existing 24-foot private access tracts (Tract G and Tract H; APN 948575-0570) that were recorded in March 1989 under Winsper Division I Subdivision for future ingress, egress and utilities to Tax Lot No. 28 (the "Valley Vue" parcel). The modification from the twenty six foot (26') easement for private streets is being requested as a result of the two foot (2') deficit, from current Renton Municipal Code, found within Tracts G and H. The modification request for the private streets will included the minimum twenty foot (20') pavement width. Additionally, no sidewalks are required for private streets; however, drainage improvements pursuant to City Code are required. The City has the ability to approve the modification, approve with conditions, or deny the request.

Additional items identified in your email/letter include: fire emergency turnarounds; side yard setbacks along a street or access easement; street standards; public safety

concerns; drainage issues; curb-gutter design; zoning, density and minimum lot sizes; and project construction hours.

This matter is tentatively scheduled for a Public Hearing on October 7, 2014 at 12:00 p.m., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. Please feel free to attend.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close

Associate Planner

cc: File LUA14-001040, PP, ECF

Clark the Clan

September 3, 2014

Mary Klaas Schultz 618 S 32nd Pl Renton, WA 98055

SUBJECT: VALLE

VALLEY VUE PRELIMINARY PLAT COMMENT RESPONSE LETTER

LUA14-001040, ECF, PP, MOD

Dear Ms. Klaas Schultz:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated September 3, 2014 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

As a point of clarification, the City has yet to make a decision on the proposal. The applicant, RAD Holdings LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

The applicant is requesting a street modification, from the private street requirements found in Renton Municipal Code (RMC 4-6-060J.2) in order to allow access and utilization of the existing 24-foot private access tracts (Tract G and Tract H; APN 948575-0570) that were recorded in March 1989 under Winsper Division I Subdivision for future ingress, egress and utilities to Tax Lot No. 28 (the "Valley Vue" parcel). The modification from the twenty six foot (26') easement for private streets is being requested as a result of the two foot (2') deficit, from current Renton Municipal Code, found within Tracts G and H. The modification request for the private streets will included the minimum twenty foot (20') pavement width. Additionally, no sidewalks are required for private streets; however, drainage improvements pursuant to City Code are required. The City has the ability to approve the modification, approve with conditions, or deny the request.

Additional items identified in your email/letter include: fire emergency turnarounds; side yard setbacks along a street or access easement; private street standards; and density.

This matter is tentatively scheduled for a Public Hearing on October 7, 2014 at 12:00 p.m., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. Please feel free to attend.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close

Associate Planner

cc: File LUA14-001040, ECF, PP, MOD

Clark the Clar

Denis Law Mayor



October 1, 2014

Richard Perteet 734 S 32nd St Renton, WA 98055

SUBJECT:

VALLEY VUE PRELIMINARY PLAT COMMENT RESPONSE LETTER

LUA14-001040, ECF, PP, MOD

Dear Mr. Perteet:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated September 8, 2014 wherein you raised several concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, RAD Holdings LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made by the City of Renton. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

The following comments are in response to an email sent to the City.

• The survey information is not stamped/signed by a registered land surveyor. An ALTA survey would be appropriate to identify any encroachments.

A topographic boundary survey was completed by Mitch T.S. Evans, professional Land Surveyor of Axis Survey & Mapping of Kirkland, WA on August 28, 2013. Please see attached.

There does not appear to be any pedestrian access (sidewalks). This is an undesirable
design that appears to be dictated by the narrow access reserve from Winsper. I believe
that pedestrian access should be part of every development.

City street standards are subject to Renton Municipal Code (RMC) 4-6-060. The City of Renton will plan for, design, and construct transportation projects to appropriately provide accommodations for pedestrians, bicyclists, and transit riders of all ages and abilities, and freight and motor vehicles, including the incorporation of such facilities into transportation plans and programs. RMC 4-6-060F.2 Minimum Design Standards for Public Streets and Alleys requires sidewalks for the following functional classifications: Principal Arterial, Minor Arterial, Commercial-Mixed Use, Industrial, & Neighborhood Collector Arterial, Commercial-Mixed Use & Industrial Access, Residential Access, and Limited Residential Access. Alleys currently do not require sidewalks according to RMC. Sidewalks may be conditioned by the Hearing Examiner as part of the preliminary plat hearing process.

There are topographical features that will make the construction of the two access roads virtually impossible without encroaching onto the existing developed properties, especially the proposed easterly access. How high will walls be and how will they be constructed? What safety features will be included to protect vehicles, pedestrians, and adjacent housing. This should be addressed in the environmental documentation.

In order for improvements to be constructed within the two access roads or potentially "onto the existing developed properties" the City of Renton Hearing Examiner would have to grant the applicant a modification from the private street standard requirements identified in RMC 4-6-060J and the property owners would have to grant access rights to the developer. City Staff will likely not be supportive of the modification based on public comments received and due to the proximity of the proposed roads to existing residential development.

Based on the Grading and Drainage Plan, the keystone retaining wall has a proposed maximum height of two feet (2') and the concrete retaining wall has a maximum height of four feet (4'). The applicant is proposing cement concrete vertical curb and gutter and a six foot (6') high fence, above the concrete retaining wall, on the east access only. These items are being addressed as part of the review process.

Staff has requested the applicant submit a revised street profile or "Access Road Section" to reflect a reduction in the road pavement that is compliant with Renton Municipal Code (RMC) 4-6-060K. Proposed solutions that address public safety and screening are encouraged as part of the design and resubmittal process. Please note that staff will address public comment, during the course of the review, in order to mitigate the associated impacts between a new shared driveway and the existing homes within the Winsper Division 1 Subdivision.

The project narrative states that "Existing fire hydrants in Winsper are within the acceptable distances to serve the subdivision." The existing hydrants are not shown on the plan, nor is there any justification for the statement.

New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings. A condition of approval of the proposed plat, due to existing steep grades on existing access roadways and proposed dead end streets, will be to have all proposed homes be equipped with approved residential fire sprinkler systems.

 RMC states "Private streets are allowed for access to six (6) or fewer lots, provided at least two (2) of the six (6) lots abut a public right-of-way." None of these lots abut a public right-of-way.

The applicant has requested a modification from Renton Municipal Code (RMC) to allow access through the existing tracts and is proposing to serve four (4) lots off of each access road. Staff has meet with the applicant to let them know that the existing access easements do not meet the required 26 foot width and would therefore not be compliant with RMC without a modification. Staff has placed the project on hold and requested the applicant

resubmit a plat plan that is compliant with the shared driveways standard of the Renton Municipal Code (RMC) 4-6-060K, as this would fit within the existing access easement width of 24 feet and would not require the approval of a modification.

The project narrative states that no HOA will be required. There should be an HOA to
provide for maintenance of the private roads and drainage systems, and possible
participation in the existing Winsper HOA to offset impacts by new residents on the parklike setting maintained by Winsper residents.

Home Owners Associations are typically a condition of preliminary plat approval.

Applicant has prepared a soils report but relies on generalizations about the site's soils.
 Include the soils report for the site in the environmental documentation.

The applicant submitted a Geotechnical Engineering Study by Geotech Consultants, Inc. as part of the submitted materials. The scope of work consisted of exploring site surface and subsurface conditions, and then developing a report to provide recommendations for general earthwork and design criteria for foundations, retaining walls, and pavements. This information will be considered by The Environmental Review Committee before making a SEPA determination.

Street lighting should be required.

LED street lighting meeting City of Renton Standards is required.

It is pretty widely acknowledged that extensive underground mining took place in this
area. The environmental documentation should include a discussion of this as it may
impact the future homeowners.

City of Renton COR Maps identifies high coalmine hazards roughly 2,250 feet north of the property and an unclassified coalmine hazard roughly 750 south of the subject property. The subsurface conditions were explored by Geotech Consultants, Inc. on May 21, 2014 with a small excavator. The four test pits found topsoil that had a thickness of about one foot. Below the topsoil, Test Pit 2 encountered loose to medium-dense silt with sand. Below this silt in Test Pit 2, and beneath the topsoil in the other explorations, loose to medium-dense silty sand with gravel was encountered. This material included pieces of dense silt in Test Pits 1 and 2. The silty sand with gravel became medium-dense at a depth of about 2 to 3 feet, and dense at a depth of about 4 to 7 feet. The dense silty sand with gravel extended to the maximum depth of the test pits, 6 to 8.8 feet below the surface. The Geotechnical Engineering Study would be made available to any future property owners so they will be aware of Geotech Consultants, Inc. findings and recommendations. A request for public records may be submitted to the City Clerks, City of Renton, 1055 S. Grady Way, Renton, WA 98057.

The discussion in the environmental checklist of "designated and informal recreational opportunities are in the immediate vicinity" does not include the large areas in the

adjacent Winsper subdivision. Those areas are maintained by the Winsper HOA. There needs to be a discussion of this resource and the potential for the proposed subdivision to contribute to its maintenance since their residents will obviously use these area.

Staff will incorporate this comment into the overall review of the project.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov.

Sincerely,

Clark H. Close

Associate Planner

Topographic Boundary Survey Grading and Drainage Plan

Clock H Close

cc: File LUA14-001040, ECF, PP, MOD

C.E. "Chip" Vincent, Administrator

September 2, 2014

Andrea and William Smith 3111 Smithers Ave S Renton, WA 98055

SUBJECT: VALLEY VUE PRELIMINARY PLAT COMMENT RESPONSE LETTER

LUA14-001040, ECF, PP

Dear Mr. and Mrs. Smith:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated September 1, 2014 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

As a point of clarification, the City has yet to make a decision on the proposal. The applicant, RAD Holdings LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

The applicant is requesting a street modification, from the private street requirements found in Renton Municipal Code (RMC 4-6-060J.2) in order to allow access and utilization of the existing 24-foot private access tracts (Tract G and Tract H; APN 948575-0570) that were recorded in March 1989 under Winsper Division I Subdivision for future ingress, egress and utilities to Tax Lot No. 28 (the "Valley Vue" parcel). The modification from the twenty six foot (26') easement for private streets is being requested as a result of the two foot (2') deficit, from current Renton Municipal Code, found within Tracts G and H. The modification request for the private streets will included the minimum twenty foot (20') pavement width. Additionally, no sidewalks are required for private streets; however, drainage improvements pursuant to City Code are required. The City has the ability to approve the modification, approve with conditions, or deny the request.

This matter is tentatively scheduled for a Public Hearing on October 7, 2014 at 12:00 p.m., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. Please feel free to attend.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close Associate Planner

cc: File LUA14-001040, ECF, PP

Clark H. Clore

Clark Close

EXHIBIT 20

From:

Chip Vincent

Sent:

Tuesday, August 19, 2014 11:27 AM

To: Cc: Clark Close

Cc: Subject: Vanessa Dolbee FW: Valley Vue

FYI.

From: Mark Peterson

Sent: Tuesday, August 19, 2014 10:55 AM

To: Chip Vincent

Subject: FW: Valley Vue

I received this over the weekend.

Mark Peterson
Fire Chief/Emergency Services Administrator
City of Renton Fire & Emergency Services Dept.
1055 S. Grady Way
Renton, WA 98057
425.430.7083
mapeterson@rentonwa.gov



From: 'virginia klaas' [mailto:vklaas4@comcast.net]

Sent: Sunday, August 17, 2014 10:11

To: Mark Peterson

Cc: vklaas4@comcast.net Subject: Valley Vue

Fire Chief Peterson,

I am writing to you regarding an infill project being proposed behind my house in the Winsper development (Valley Vue project LUA14-001040). I previously had correspondence with Fire Chief Corey Thomas a year ago, however at that time the full project proposal had not yet been submitted and a project number had not been assigned. On August 1, 2014 a new application/ proposal was filed. The new plan has a higher density development, and I am very concerned about the safety elements. I understand that this project is now being reviewed for emergency access and would ask that you consider some of my concerns when you review this project.

The proposal calls for eight new houses to be accessed from two -24 foot easements and developed into a private street/driveway from the Winsper development, both longer than 150 feet. The easement to Tract C

(west) borders my property line and parallels my driveway on the west side. I am concerned because the proposal does not meet the minimum private road easement of 26 feet, or the minimum side yard-street set back of 15 feet, which is the requirement in R8 zoning. This access is to have a 20 foot paved surface flanked with six inch gutters because the property has a drainage issue. The access abuts my entire eastern property line for 100 feet. As proposed, it would be within seven feet of my living room bay window, and two feet from the side of my backyard fence, before arriving at the new houses. The access than continues for an additional 76 feet, to solely serve the four house that are being proposed in Tract C. You may notice that the plans for this 176ft access street/driveway does not have the required turn around for emergency vehicles.

I am very concerned with the lack of setback from the paved vehicle path and my house. The angle of my driveway could easily be mistaken for this access by a vehicle. I am terrified that a car will run off the road right into my house! There is no planned planter strip, sidewalk, lighting or retaining wall on my side of the proposed "private street"!

My understanding from reviewing the Planning Code is that the Winsper easements can not meet code requirements for either a private street, or a private driveway. I am adamantly opposed to granting a variance on required setbacks, easements and fire access. Doing so degrades the integrity of the Codes and puts that public at risk. Public safety should not be sacrificed to prevent urban sprawl and support dense infill projects.

This parcel has been accessed off Talbot Road for over 40 years with an existing 20 foot access road. The developer suggested that the topography was to steep for fire access. However, the garbage truck has no problem making the hill, and the GeoTech report states that the lot has an average of six percent grade. In addition, it's the same grade/hill the Winsper development is on.

I would like to propose that from a safety stand point, it seems prudent to have the Talbot access serve as secondary fire access, and to develop the easements in Winsper as private drives, with 16 foot paved flanked by the style of gutters in the Winsper development, with keystone walls on each side to define the access and offer protection to the abutting homes.

Thank you for your consideration, please call me if you would like a yard tour, or have ideas that may address some of my concerns. I'm seriously wondering if I should sell my home of 20 years.

Thank you for your time and consideration,
Virginia Klaas MD
618 S 32nd Place
Renton, Wa. 98055

vklaas4@comcast.net This email request originated from the following link: http://rentonwa.gov/fire/

Mr. Bob Ferguson, Attorney General PO Box 40100 Olympia, WA 98504-0100

August 21, 2014

RECEIVED

AUG 2 5 2014

CITY OF RENTON PLANNING DIVISION

Dear Mr. Ferguson:

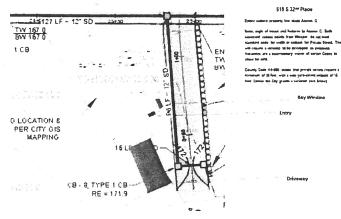
I am writing to ask for your support of the Renton Winsper Community request that <u>no variances</u> to access be allowed by the Renton Planning Department on the proposed Valley Vue project (LUA 14-001040). I understand that local planning decisions are not something usually reviewed by the Attorney General, however, a process that routinely allows variances of adopted municipal codes and development standards does not meet the public expectation that codes and regulations to protect them are in place, and are enforced.

Briefly, the parcel, zoned R8, is a 1.99 net acres (100 by 1,000 feet) lot with an approximately 76 foot drop in topography from the eastern wetland to Talbot Road on the west. This parcel is currently improved with two houses that have been accessed off Talbot Road with a private easement on the southern property line for over 50 years. The plan is to leave the existing western house on a .55 acre parcel, and develop eight new homes, behind the Winsper Development on the remaining 1.44 acres. These new homes will be accessed by two 24 foot easements which run between existing homes in the Winsper Community.

The proposed plan falls short on a number of significant issues involving safety, access and drainage and puts an inequitable burden on the Winsper Community. As presented, the project simply does not meet a number of City codes, including side yard setbacks, minimum easement width, emergency access and the requirement for two of the homes to abut a Public Right of Way. At only 24 feet wide, neither of the easements from Winsper meets the minimum 26 foot easement required to accommodate the planned "private street". However, it does appear the easements could meet the 16 foot easement requirement for a 12 foot paved "shared driveway", each of which could serve 3 houses. I went to City Hall to discuss these problems with the City Planner and was told that the developer would simply need to submit for a variance. I am dismayed that this is the proposal that was coordinated with the City planner and developer and I am appalled at the disregard for City Code.

The previous proposal had the development accessed off Talbot, but was changed to accommodate the density infill requirement. It's interesting to note that the City density calculation includes the entire 1.99 net acres, instead of the 1.44 acre which is really being developed. I have been told that the developer abandoned the existing southern access easement on 6/27/2014, just before submitting this latest proposal. I would hate to think this was an act of strategy collusion to get the project through, but really what other compelling reason could there be to abandon an easement that has served for over 50 years, before the other property is developed?

The front eastern edge of my driveway a long S 32nd Place is just over one foot from the access easement property line (see picture). The plan is to pave a 20 foot street with an additional 6 inch gutter on each side. A keystone wall is proposed for the east side, leaving about one foot on each side. This plan results in considerably less than the 15 foot street-side yard setback required in R8 zone. My living room bay window is about 7 feet from the proposed street. I am terrified that a driver may mistake my driveway for the access road and hit my house! There are no provisions for a safety/privacy



barrier, planting strip, sidewalk or other buffer zone on my side. How can this possibly be considered good planning?

In closing, I would like to stress that I am not opposed to this property being developed or accessed off the Winsper Community. What I object to is the apparent indifference to the standards that are in place to protect public safety and development integrity. I have looked at the decision criteria used in granting discretionary variances and think that this proposal fails to meet criteria. Granted variances are to be minimal. Surely, the City of Renton does not place a higher value on urban sprawl prevention, than it does on public safety.

Private street standards were reviewed at the July 16, 2014 Renton Planning Commission meeting and a proposal to change the Code is in process. The staff report suggested that private streets are generally undesirable and do not provide elements such as sidewalks, landscaping, and create dead-end streets, which reduces connectivity in residential neighborhoods. They also noted that maintenance is an issue and often repairs are neglected. This could potentially be detrimental to the Winsper Community and our HOA dues would not cover repairs of a private street. I appeal to the State for support to ensure that the codes and regulations adopted to protect public safety are adhered to.

Sincerely,

Virginia Klaas, M.D. 618 S 32nd Place

Renton, WA 98055

(425) 272-6760

cc: Denis Law, Renton Mayor,

Virgina Ellas MD.

Charles Vincent, Director, Department of Community and Economic Development (CED)

Jennifer Henning, Director, CED, Planning Division

Vanessa Dolbee, Manager, CED, Planning Division

Marcie Palmer, Council Member, Planning and Development Committee

Don Persson, President, Renton City Planning Council

Renton Community Design Goals Amended

(09/19/11/partial list)

Purpose Statement: The purpose of the Community Design Element is to establish policies that set standards for high quality development, improve the aesthetics and functionality of existing neighborhoods and commercial areas, and guide the development of new neighborhoods that are part of a better community.

Recognizing that the exceptional quality of life in Renton is dependent upon a strong local economy, these policies are intended to further that economic health. They are based on the belief that a positive image and high quality development attracts more of the same.

Goals:

- 1. To raise the aesthetic quality of the City,
- 2. To strengthen the economy through high quality development, and
- 3. To ensure that a high quality of life is maintained as Renton evolves.

Goals that Conflict with proposed Valley Vue Development proposal:

Policy CD-16. Project design, including location of access and dimensions of yards and setbacks, should address privacy and quality of life on existing improved portions \varkappa of sites. Rear and side yard setbacks should be maintained and not reduced to facilitate increased density.

Policy CD-17. Setbacks and other development standards should not be reduced on newly platted lots through modification or variance to facilitate increased density.

Policy CD-44. Development should be designed (e.g. site layout, building orientation, setbacks, landscape areas and open space, parking, and outdoor activity areas) to result in a high quality development as a primary goal, rather than to maximize density as a first consideration.

Policy CD-45. Interpret development standards to support new plats and infill project designs that address privacy and quality of life for existing residents IV-9Amended 09/19/11

Policy CD-46. Variances to development standards should not be granted to facilitate additional density on an infill site.

Policy CD-47. New plats proposed at higher densities than adjacent neighborhood developments may be modified within the allowed density range to reduce conflicts between old and new development patterns. However, strict adherence to older standards is not required.

Policy CD-56. Office sites and structures should be designed (e.g. signage; building height, bulk and setback; landscaping; parking) to mitigate adverse impacts on adjacent land uses.

Mayor Denis Law Renton City Hall 1055 S. Grady Way Renton, WA 98057 AUG 28 2014

MAYOR'S OFFICE

August 26, 2014

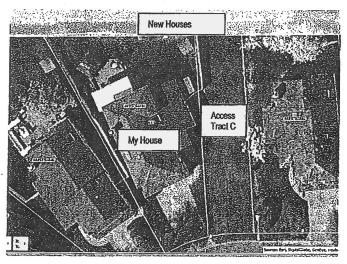
Dear Mayor Law,

I have been a happy resident of the Winsper development in Renton for over 20 years and have contributed too many community events and causes. I have worked at Valley Medical Center for 19 years and have been a good citizen and neighbor. I have had little opportunity or need to work with City government until recently.

Unfortunately, my first exposure has not been good, and I am left to believe that we have system of non-transparency, standard codes that aren't worth the paper they are written on, and maybe even inappropriate use of power/collusion. I know this sounds a bit over the top, but honestly, the more I learn, the more concerned I become, so I am appealing to you as the leader of Renton.

I first went to City Hall and the Planning Department to get more information regarding a proposed infill project abutting my property in early 2013. Gerry Wasser, the Senior Planner, was very helpful explaining the application process and assuring me that I would be notified in mail if the proposal went forward and would have an opportunity to comment. I asked to be kept in the information loop because I had a vested interest. The original proposal never moved forward, and I never heard from the Planning Department.

In July, I contacted the Planning Department because there was new activity on the abutting parcel, and I suspected that the proposal was moving forward. Indeed, a new proposal with denser infill had been submitted (Valley Vue Preliminary Plat (LUA14-001040). Gerry Wasser had retired, and Clark Close, Associate Planner, would be the project contact. After reviewing the development proposal, I had numerous concerns regarding access, setbacks, road development, and emergency access. The nine house development would be served by two 24 foot access roads between existing houses in the Winsper development. The proposal is to pave 20 feet of the 24 foot easement on a 176 foot long road, and waive or allow variances on street-side yard setback, street width, and even fire access codes. I asked the Mr. Close how this proposal could meet the standard codes and was shocked to find that very liberal interpretation of codes, and variances to allow an infill project that meets density requirements were standard procedures, not just an occasional exception to the rules.



I live in one of the Winsper houses that abut an access easement. Here's a picture of my house and the proposed access into "Tract C" of the Valley Vue development. I am very concerned if variances are allowed on the street standards required in Code 4-6-060, a car will drive right into my house. Please note the yellow lot lines, street curve, and the impact to my yard, front, side yard and back. The lot line crosses into my driveway, and is less than a foot away from my walkway, and roof line. My living room bay window is within a couple of feet of this proposed new street as well, yet there seems to be a willingness to waive codes and not require elements to protect safety and development integrity. This seems to contradict the reason for having codes and the Renton Community Design Elements Goals, and does not meet the public expectation that codes and regulations to protect them are in place, and are enforced.

I asked Mr. Close about the following specific standards found in Ordinance NO 5517, referencing minimum street standards, that you signed into law to ensure good development and safety standards in 2009;

 4-6-060J- Private street: 26 foot easement, 15 foot street-sideyard setback, serve six or fewer houses, provided at least 2 of the six abut public right of way and there is a fire turn around for streets longer than 150 feet. (The proposal doesn't meet any of these standards.)

- 4-6-060-H- Dead end streets: Limited Application: Cul-de-sac and dead end streets are limited in application and may only be
 permitted by the Reviewing Official where, due to demonstrable physical constraints, no future connection to a larger street
 pattern is physically possible. (Connection to a larger street (Talbot) is possible, and is how the property was accessed for 50
 years.)
- 4-6-060K: Shared driveways: 16 foot easement minimum, 12 foot paved maximum, can serve up to four lots, up to 3 lots as
 emergency access additional lots must front a street, minimum turnaround requirements for length more than 150 feet. (These
 easements could meet these standards by reducing the number of houses served from 4, to 3 which would leave room for the
 required turnaround as well. If the developer still wanted 9 lots, a third access off of Talbot could accomplish this, as well as
 provide a secondary fire access.) This alternative would be a much safer option for the public and Winsper Community.

I was told that an amendment to 4-6-060 standards was currently being reviewed, because Private Streets have become a maintenance issue and undesirable access, so the code is now up for interpretation. The standard codes that I thought were in place to regulate and offer safety, are in fact negotiable!

Frustrated with the Planning Department, I decided to appeal to the Fire Chief, Mark Peterson, who would review the project to ensure that the proposal meets fire code. Clearly, it does not. I sent a letter detailing my concerns about road width and length, abutting houses, and required turn around. Chief Peterson indicated that as the City has interpreted it, the project meets code because the paved road is 20 feet, and the fire turnaround is being proposed as the Winsper cul-de-sac on 32nd Place. Street setback requirements and abutting houses are beyond the fire code review. I asked if having a turnabout at the beginning of the road instead of the end was standard fire code. He indicated that they don't like the situation, but it meets the technical aspects of the Fire Code. The idea that it is OK to have fire personal run 176 feet down a road for emergency access is ridiculous, and accepting it as "meets code" is a mockery of the standard codes put in place to protect the people.

I decided to contact the King County Fire Marshall to see if this really did meet Fire Code. King County apparently is not as liberal with code interpretation as Renton. However, Renton is not part of unincorporated King County and does not report to the County Fire Marshall, rather to the City Mayor along with other local government entities. I am appealing to you with frustrated concern regarding the liberal interpretation of basic standard codes, which puts the public at risk for a dangerous accident and can lead to the public perception of misuse of government authority and power. I don't jump to this conclusion easily, but have seen numerous instances within this one proposal that points me in that direction including;

- The original project proposal was accessed off Talbot, but was changed by the City to accommodate the density infill requirement (As per my conversation with Mr. Close 8/8/2014). It's interesting to note that the City density calculation includes the entire 1.99 net acres, instead of the 1.44 acre which is really being developed. The developer had mentioned that access from Talbot would not meet fire codes because of a steep grade, but in fact the average grade is 6%. The garbage truck has used the Talbot access for years to deliver service to rear house about 400 feet east of Talbot.
- I have been told that the developer abandoned the existing southern access easement on 6/27/2014, just before submitting this latest
 proposal. It is easy to perceive this as an act of strategy collusion to get the project through. I can't think of any other reason reason to
 abandon an easement that has served for over 50 years, before the other property is developed.
- The Fire Chief should have authority to interpret the fire codes and best emergency access to ensure public safety. The City
 suggesting that a turnaround at the top of the existing street is adequate is inappropriate and could be construed as tainting the
 review. The fact, that the Fire Chief acknowledges it's an ongoing problem they don't like, but feel powerless to stop; compounded
 with not meeting the standard in the rest on King County, indicates there is an issue.

Mayor Law, please continue to support the standards that you signed into law, and review how the standard codes are being applied and enforced by addressing this issue and clarifing the decision criteria for granting Code variances (Ord. 4835) so that variances are only granted as an exception to the rule and minimal, not as tool to make a project fit where it shouldn't.

Sincerely,

Virginia Klaas, MD 618 S 32nd Place Renton, WA 98055

Virginia Ellas

(425) 271-6760

Project No. LUA 14 – 001040, ECF, PP Project Name: Valley Vue Preliminary Plat RECEIVED

To: Dennis Law, City of Renton Mayor

SEP 0 9 2014

1055 South Grady Way

MAYOR'S OFFICE

Renton, WA 98055

We the residents of Winsper agree with the attached concerns regarding the Valley Vue (Lua14-001040) project. There are several Codes which are not being met in this project which puts unfair burden on the Winsper Community. We also note that the City has not even followed their own stated Development design policies.

- 1) We all agree, we want NO VARIANCES to the Code on this project, this puts us at risk for a dangerous event.
- 2) We want no project development/building on Saturdays. This project will bring much noise, large trucks and lots of dust and dirt into our living space during prime summertime. We wish to preserve the weekends for our families and quality life/peace of mind.
- 3) We request that the developer provide appropriate barriers between the development and the existing lots. This should include a planting strip, keystone barrier or other fence between each of the houses along the easement and the access.
- 4) More traffic on these streets will put our children at risk for a dangerous accident.
- 5) Parked trucks during the development will reduce parking of residents' cars and reduce space for passing
- 6. The speed of emergency vehicles will put our children at risk and cause accidents.
- 7. The noise caused by trucks and working personnel will affect our children
- 8) The dust and moisture caused by this work will affect our health; family member with severe asthma
- 9) Five (5) city codes are being violated, See attachment A.
- 10) Our new pavement will be damaged, such as pot holes, which will cause damage to our vehicles.
- 11) Property values of affected home owners.
- 12) Drainage issue with removal of trees and shrubs, See attachment C
- 13) Street lighting if existing light pole was removed, See attachment C

A list of Winsper residents supporting our concerns are contained in Attachment B.

Attachment A

City codes not met:

- 1) A private street requires a 26ft easement, both of these are only 24ft. Decreasing the easement means there is not enough room for proper safety buffers like a planting strip or fence
- 2) Code requires that 2 of the houses are on a "public right of way"...all of the houses are behind Winsper..not a single on is on the "public right of way"
- 3) A street over 150 ft requires a turn around for emergency access....a(hammerhead or cul de sac)The City is saying the pre-existing cul-de-sac on 32nd is the turn around....that works for the truck BEFORE they enter the 176ft long "private street"...but what about AFTER they drive down the road...how does the truck turn around? Are they saying it needs to back-up? Or are theysaying they need to park on the 32nd Cul-de- sac and run 176ft down the road to the emergency? This is ridiculous!
- 4) This is ZONE R8...it means max 8 houses per acre: anyway zone 8 requires a 15ft sideyard to street set back. None of the Winsper homes along these easements will have that...in fact if you were to give 15ft from the house..the upper easement would only have 2ft left to build a road! This is a matter of safety and privacy! If we are in our sideyard..we are at risk to get run over! This plan does not give us an appropriarte buffer from the street.
- 5) Codes says no street should be closer than 5 ft from a driveway. At 32nd Place the easement is less than 1 ft away...a car could easily mistake the driveway for the street and run into the house.

The property appears to meet code for a "shared driveway", which requires a 16 foot easement, a maximum 12 foot wide driveway, and can serve as emergency access to 3 homes. If the City wants more houses on the property, the property could also be accessed off Talbot with either a private street or shared driveway. This is the way this property has been accessed for about 50 years and this is the access initially proposed by the developer. It was the City who pushed the developer to access through Winsper.

Attachment B

Names

Address:

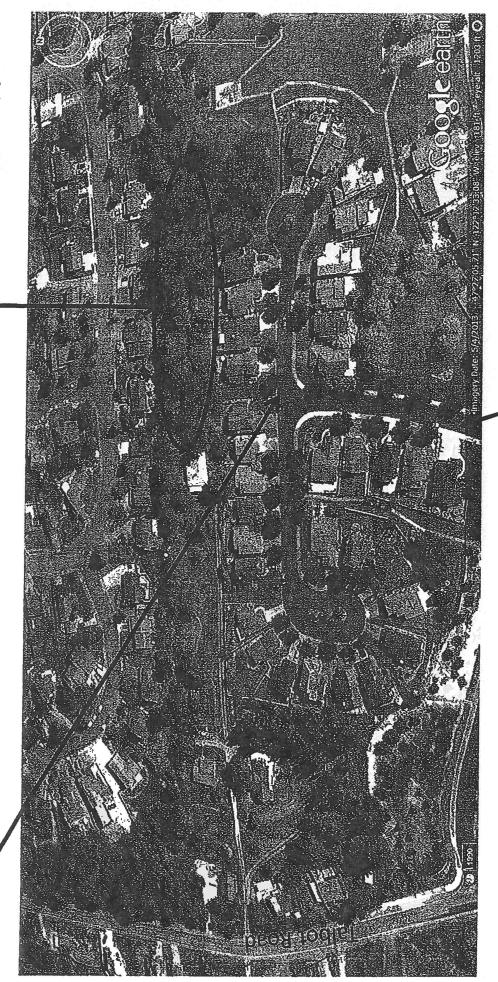
Phone Number

BRUCETRUONG	3101 SMITHERS AVES	206 259 9965
RHODORA DARANG	3/01 SMITHERS AVES	206 259 9965
JEROME JAEB	701 S. 32NO pl.	4-25-430-5352
	sh 700 532nd Pl.	425-221-548
PHUOLIS-NEUYEN	V 642532 nd PL	425 - 919 - 212
PHUONG CHUNG	6425 32ND L	425-919-218
NONA BRAUN	406 5, 32nd Pl	425-277-040
	6065. 32nd Pl	425-277-040
Deborah Poole	625 S 32403 P1	425-255-2602
Jan Danil	4375 3920 PL	475-793-623
Konoliakonil	ey 6375 i3gnall.	425-198-6247
US tayen E'am, J	WM 3107 Smithors Ams	425-277-600
TRUDY WARM	635 832ND ST	425-572-6863
CAN KiminK	425-277-5707	703: Sah 32wd st
Carri brezonick		066619-6458
Steven a Thou	MASON 706 5 32ND	FL +25 9411049
Mille Lui	723 5 32 NP ST Rut	n WA 98055
•	723 S. 32nd ST Par	
	3101 Smithers Ave. S. 2	
Breana Truona	310) Smithers Ave. S. 2	206 - 259 - 9965
J		

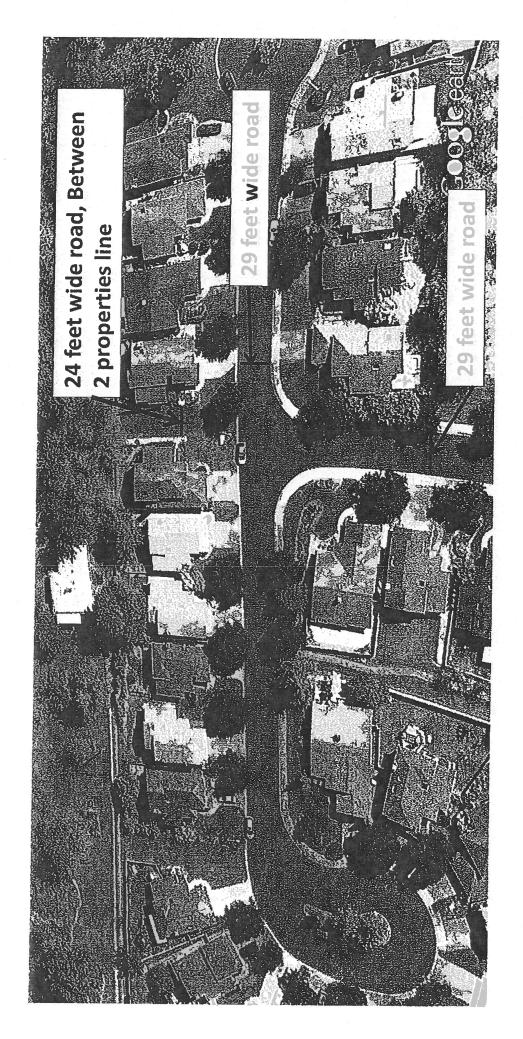
- 1. Surface drain issue, if trees were removed
- Street lighting, if existing light pole was removed

Winsper Development

Attachment C



Smithers Ave South



From: Ginny [mailto:vklaas4@comcast.net] **Sent:** Wednesday, August 27, 2014 8:00 PM

To: Jay B Covington

Subject: Disregard of City Codes by those entrusted to administer the Code

Dear Mr. Covington,

My understanding is that the City Chief Administrative Officer is the provider of leadership and ensuring that city departments carry out the city's mission, business plan, policies and guidelines as adopted by the Renton City Council, and ensuring consistency between Renton and regional decisions. I would think that part of this responsibility would apply to ensuring local government procedure for administrating the Standard Codes, approved by City Council, and signed into law by the Mayor, were followed. If this is not the case, please let me know whom I can address my concerns to.

After 20 years of living in Renton, I have recently had my first experience with local planning, and am alarmed to find a process that routinely and liberally allows variances of adopted municipal codes and development standards. This does not meet the public expectation that codes and regulations to protect them are in place, and will be enforced. I am appealing to you as the Chief Administrative Officer to review this process and asking that when variances are allowed that they be minimal, adhere to the decision criteria, and that multiple variances are not allowed on a single project. I am also concerned that non-biased and independent review be allowed by the Fire Chief, which is consistent with the Fire Code application in the rest of King County.

My concerns are based on my dealing with the Planning Department regarding Valley Vue Preliminary Plat (LUA14-001040.) As presented, the project does not meet a number of City Codes, including side yard setbacks, minimum easement width, emergency access, and the requirement for two of the homes to abut a Public Right of Way. I went to City Hall to discuss these problems and was told that the developer would simply need to submit for a variance. I am dismayed that this is the proposal that was coordinated with the City planner and developer and I am appalled at the disregard for City Code and that variances are allowed so liberally, not as an exception to the rule. I counted at least five variances that would be allowed for the plan to go through as proposed, and many of them compromise public safety.

I am very concerned with this proposal and the notion that these five variances may be allowed. Here's a picture of my house and the proposed access to the Valley Vue development. This 24 foot easement is to have 20 feet paved to serve 4 houses. Please note the yellow lot lines, street curve, and the impact to my yard, front, side yard and back. The lot line crosses into

my driveway, and is less than a foot away from my walkway, and roof line. My living room bay window is within a couple of feet of this proposed new street as well, yet there seems to be a willingness to waive width and setback codes and not require elements to protect safety (barrier walls). This type of allowance is setting me up to have a car join my living room furniture! Why would this even be considered? It's not a good plan.

I talked to Fire Chief, Mark Peterson, about my concerns of access width and length, abutting houses, and required turn around. Chief Peterson indicated that as the City has interpreted it, the project meets code because the paved road is 20 feet wide, and the fire turnaround is being proposed as an existing cul-de-sac on 32nd Place. None of the new houses are on this cul-de-sac; in fact it is more than 120 feet from the closest proposed new home! To be clear, the proposed turn around is NOT at the end of the proposed new dead end road. I asked if having a turnabout at the beginning of the road instead of the end was standard fire code. He indicated that they don't like the situation, but it meets the technical aspects of the Fire Code. The idea that it is OK to have fire personal run 176 feet down a road for emergency access is ridiculous, and accepting it as "meets code" is a mockery of the standard codes put in place to protect the people.

I note that access to this property appears to meet code for a shared driveway, which requires a 16 foot easement, a maximum 12 foot wide driveway, and can serve as emergency access to 3 homes. If the City wants more houses on the property, the property could also be accessed off Talbot with either a private street or shared driveway. This is the way this property has been accessed for about 50 years.

In closing, I would like to state that I am not opposed to this property being developed or accessed off an access by my house. What I object to is the seemingly flagrant disregard to the standards that are in place to protect public safety and development integrity. Liberal application of variances and code interpretation undermines the regulations put in place to protect the integrity of our beautiful City. Surely, the City of Renton does not place a higher value on urban sprawl prevention, than it does on public safety.

Sincerely,

Virginia Klaas MD

(425)271-6760

Mr. Vincent,

Recently the Winsper neighbors gathered to review the Valley Vue plan (LUA 14-001040). As discussed during my meeting with Clark on 8/8/2014, the neighbors feel the proposed plan falls short on a number of significant issues involving safety, access and drainage.

The neighbors discussed the following five items that do not meet City Codes;

- 1) The two access "private streets" coming off the Winsper Development. These proposed roads would be solely for the purpose of serving the four houses in Valley Vue behind the existing homes in Winsper. <u>City Code (4-6-060 J) states</u>: <u>Private streets are allowed for access to six (6) or fewer lots, provided at least two (2) of the six (6) lots abut a public right-of-way</u>. None of the new lots will abut a public right of way. These new roads provide no service to the pre-existing homes in Winsper.
- 2) City Code 4-6-060 J.2. states: Minimum Standards: Such private streets shall consist of a minimum of a twenty six foot (26') easement with a twenty foot (20') pavement width. The two easements indicated on the platt map are 24 feet wide and do not meet the minimum City Code standard.
- 3) Both proposed private roads are longer than 150 feet, and neither appears to have the required turn around for Fire and Emergency vehicles. <u>Ordinance 5517 states that streets 150-300ft in length must have a dedicated hammerhead turnaround or cul-de-sac.</u> I spoke to Fire Chief, Corey Thomas, last year and he indicated that this is an issue.
- 4) The front eastern edge of my driveway a long S 32nd Place is just over one foot from the access easement property line. This does not allow for the five foot required setback. I am terrified that a driver may mistake my driveway for the access road and run right into my house. There are no provisions for a safety/privacy barrier, planting strip, sidewalk or other buffer zone on my side of the easement.
- 5) The City of Renton memorandum date January 3, 2013, and substantiated in the City Codes "General Ordinances of the City of Renton (4-1-110A, and Ordinance 5676), as well as the King County Urban and Residential Zoning Document, requires a minimum sideyard-street setback of 15 feet. I wrote to Gerry Wasser about this in 2013 and he stated: "The required setbacks for Zone-8 are: Sideyards-5 feet, except 15 feet for sideyards along a street or access easement."

Several of the neighbors have noted that neither of the easements are wide enough to accommodate a 15 foot sideyard-street setback from the existing houses, and still have the space needed for a 20 foot road. Variances to accommodate a road for vehicle traffic would be dangerous to the residents of the abutting houses given the current five foot (or less) sideyard setback.

Ordinance 5517 and 4-6-060 specifically state that the codes are intended to establish design standards and development requirements for street improvements to insure reasonable and safe access to public and private properties. Allowing variances of these standards, compromises the integrity and value of the City Codes, and exposes the community to reckless hazards. Not having a basic safety element in street standards to protect pedestrians and homeowners sets a poor precedence and puts the public at risk. This places an unfair burden on the residents of Winsper.

The original Dees plan called for access off of Talbot Road, not off the Winsper easements. Frankly, given the numerous variances that would be required to gain access from the Winsper easements, and the multiple safety concerns, retaining the access to the property where it has always been off Talbot Road, seems the prudent choice and would require the least amount of variances. I know that Clark had indicated that the Talbot access was a problem because a "Private Road" can serve as access for a maximum of six lots, and that since the Valley Vue lot is 2.3 acre, six houses would not meet the minimum requirement to mitigate against "urban sprawl". Surely, City Code does not place a higher value on urban sprawl prevention, than it does on public safety.

I understand that at the 7/16/2014 Renton Planning Commission meeting a proposal was made to change the code for Private street standards because they are generally undesirable and do not provide elements such as

sidewalks, landscaping, and create dead-end streets, which reduces connectivity in residential neighborhoods, and are maintenance issues. The proposal was to only allow private driveways and completely delete private roads from the City Code. The access easements off Winsper do appear to meet the current Code for a "shared driveway" which requires a minimum 16 foot easement and maximum 12 foot paved driveway, each of which could serve as primary emergency access for 3 homes.

In addition to the access issues, there are numerous drainage issues that the neighbors are concerned about. I wasn't surprised to see that the geotechnical report indicated that the drainage issues on the property were significant enough to require mitigation and disclosure to anyone purchasing one of the new lots. They also recommended that; ""Geotech Consultants, Inc. should be allowed to review the final development plans to verify that the recommendations presented in this report are adequately addressed in design....We recommend including this report, in its entirety, in the project contract documents. This report should also be provided to any future property owners so they will be aware of our findings and recommendations."

The owners of Winsper already know that there is a problem with drainage from this property, in fact, there is over a 32 foot drop from the rear of tract B (wetlands) to the rear of Tract C (storm drain). Due to the issues on the property, two houses in Winsper that abut the southern property line have already experienced flooding in yards and under the homes due to excessive run off from that property. Many of us installed french drains and sump pumps at our own cost to mitigate the issue. My drainage system lies along the boundary between the east side of my property and the easement, and will likely be destroyed during development. With the increase of impervious surface, storm water runoff will no doubt increase is well. Please request that the new drainage system be installed along the property line to protect the Winsper homes from this increased flooding risk.

The project calls for a six inch curb-gutter for drainage along the access easements. Since the access will intersect an existing street, we would like the curb-gutter design to match the standards of the Winsper development (18 inch curb-gutter). This will also aid in drainage of excessive runoff in times of heavy rain, and aesthetically would be much more attractive. This is consistent with the Renton Community Design Element Goals purpose to improve the aesthetics and functionality of existing neighborhoods.

The Valley Vue Project Narrative states "current zoning is R8, 5445 square feet minimum per lot", yet two of the lots don't meet this minimum. (Lot 7- 4,796ft, and Lot 8- 4,502 ft.); these therefore do not meet the aforementioned standard. Once the required hammerhead turn around is incorporated into the plan, Lot 7 likely will not meet code. I propose that these two lots be combined into one lot so that they are similar to in character to all the other lots on the project (all other lots are 7,127-7,654 square feet).

The neighbors also discussed the disruption and general loss of peace and enjoyment during the peak summer months that construction would cause as heavy equipment, trucks, and building materials traveled through the neighborhood bringing noise and dust. The plan calls for working M-F plus Saturday. We request that the development NOT occur on the weekends. We would like to preserve our weekends for family and a sense of well-being.

Virginia Klaas, M.D. 618 S 32nd Place Renton, WA 98055

Renton, WA 98055 (425) 272-6760

CC:

Jennifer Henning, Director, CED, Planning Division Vanessa Dolbee, Manager, CED, Planning Division Clark Close, Associate Planner, CED, Planning Division Steve Lee, CED, Development Engineering Plan Review

Land Use: 210 Single-Family Detached Housing

Average Vehicle Trip Ends vs: Vehicles

On a: Weekday

Number of Studies: 120

Average Number of Vehicles: 257

Directional Distribution: 50% entering, 50% exiting

Trin Congration per Vehicle

TUD deliciation her semi	,16	
Average Rate	Range of Rates	Standard Deviation
6.02	2.69 - 9.38	2.77

Average Vehicle Trip Ends vs: Vehicles

On a: Saturday

Number of Studies: 23

Average Number of Vehicles: 418

Directional Distribution: 50% entering, 50% exiting

Trip Generation per Vehicle

rip deliciation per volitore			
Average Rate	Range of Rates	Standard Deviation	
6.55	3.20 - 11.60	3.40	

Average Vehicle Trip Ends vs: Vehicles

On a: Sunday

Number of Studies: 19

Average Number of Vehicles: 462

Directional Distribution: 50% entering, 50% exiting

Trip Generation per Vehicle

Average Rate	Range of Rates	Standard Deviation
5.93	3.67 - 8.91	2.82



Application Date: August 1, 2014

Name: Valley Vue

Site Address: 3106 & 3112 Talbot Rd S, Renton, WA 98055-5023

Plan – Planning Review

Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Recommendations: I have reviewed the application for Valley Vue Preliminary Plat and have the following comments: EXISTING CONDITIONS

WATER The site is located in the Talbot Hill 350 hydraulic water pressure zone. There is an existing 8 inch water main in S. 32nd Place and there are 2 existing \(^3\) inch domestic water meters serving the existing homes.

SEWER There is an 8 inch sewer main in S. 32 Place (Winsper) and an 8 inch sewer main located near the northwest of the site.

STORM There are drainage improvements in S. 32nd Place.

CODE REQUIREMENTS

Water

- 1. Need to show the existing water service for 3106 Talbot Road South.
- 2. System development fee for water is based on the size of the new domestic water meter(s) that will serve each new lot. Fee for a 1 inch water meter install is \$2,809.00. Credit will be giving to the existing home.
- 3. Fee for a 1 inch water meter installed by the City is \$3,770.00.
- 4. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
- 5. A separate domestic water service meter will be required for each lot with a minimum size of 1 inch along with required backflow prevention assembly.
- 6. This project is subject to water special assessment district no. 8406 depending on fire flow demand. For a fire flow demand of 1,500 gpm or less, the special assessment is \$0.034/sq ft of property, plus \$16.00/front foot along the property frontage on Talbot Rd S.

Sewer

- 1. Need to show the existing side sewer connection for 3106 Talbot Road South.
- 2. System development fee for sewer is based on the size of the new domestic water(s) that will serve each new lot. Sewer fee for a ¾ inch water or 1 inch meter install is \$1,812.00.
- 3. Existing septic system(s) will be required to be abandoned in accordance with King County Department of Health.

SURFACE WATER

- 1. A drainage plan and drainage report dated, December, 2013 was submitted by LDA (Land Development Advisors). The report complies with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core requirements and special requirements are included in the report. This site falls within the Flow Control Duration Standard, Forested Conditions.
 - The Basin Map Figure 3.1 Please revise the areas to match the Preliminary Plat Map areas. Account for both drainage basins in the tables and on the figure.
 - Please discuss the existing house to the west that will remain as part of the development. Will the existing culverts be maintained through construction? Where does the runoff currently go? Where does the roof drainage go? Etc.....Show on drawing.
 - The westerly portion of the access road that comes off of Talbot Road South by passes the proposed treatment facility (wet pond) near the existing house needs to be addressed. Please review Page 1 66 1.2.8.2.D in the City of Renton's Amendments to the King County Surface Water Design Manual.

Ran: May 11, 2015



Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

- Please summarize the dimensions and volume for each of the detention and the water quality components of the vault.
- Include backwater analysis for the conveyance system in your final TIR submittal.
- A declaration of covenant will be required for the storm water facilities.
- Pave roadway off of Talbot Road South at 12 ft. in width for access to the storm water tract.
- 2. A geotechnical report for the site dated May 27, 2014 was submitted by Geotech Consultants Inc. Information on the water table and soil permeability, with recommendations regarding foundation footing drains and waterproofing, retaining walls, slabs on grade, excavations and slopes and pavement areas. Infiltration of storm runoff is not recommended. Please update the report to address the proposed storm water vault not a storm water detention pond.
- 3. Surface Water System Development fee is \$1,120 per new lot. This is payable prior to issuance of the construction permit. Credit will be given for one existing home.

EROSION CONTROL

- 1. An Erosion Control Plan is to be submitted with the civil plans. Erosion Control shall be installed and monitored in accordance with Storm Water Pollution Prevention Plan and the KCSWM.
- 2. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

TRANSPORTATION/STREET

- 1. The current transportation impact fee rate is \$1,430.72 per single family house. The transportation impact fee is levied at the time of building permit application and payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.
- 2. LED street lighting meeting City of Renton Standards is required.
- 3. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
- 4. Road Classifications Talbot Road South is a Collector Arterial; S 32nd Pl is a residential access street.
 - Existing right-of-way width is approximately 60 feet for Talbot Rd S and approx. 44 feet on S 32nd Pl.
 - Per RMC 4-6-060J for 'Shared Driveways' at least one of the four lots being accessed must front public right-ofway; the proposed development does not meet all of the code requirements for a shared driveway type of access.
- 5. Access to the proposed development from Talbot Road South (2-lane Collector Arterial) along the existing driveway lies within regulated slope areas (>15% and > 25%) per the City of Renton's Sensitive Areas map. Slopes in excess of 15% are typically not accessible by the City Renton's Fire Department Vehicles.
- 6. The preliminary plat plan sheets show access to the proposed development to be off of S 32nd Pl (Winsper Development) via Tracts G and H. These tracts are approximately 24 feet in width and are to have two (2) 10-foot wide paved lanes with vertical curb and gutter. City of Renton has a comment also concerning the constructability of these accesses. Due to the slope of the site, both accesses will require retaining walls to be constructed along their eastern sides. The eastern most access has a slope in excess of 15% and requires a minimum of 1.5 ft. of clear zone between the back of the curb and the face of the retaining wall. The construction of the retaining walls proposed for both accesses will require temporary construction easements to be obtained from the adjoining property owners. However, the temporary construction easements may not be feasible due to the close proximity of other private existing structures to the area needed for construction of the walls.
- 7. The current layout does not include access to the storm water facilities. Access to the storm water tract is necessary in order to maintain the vault.

Ran: May 11, 2015



Engineering Review Comments

Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

GENERAL COMMENTS

- 1. This project will comply with all undergrounding requirements.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Separate permit and fees will be required for the water meter installation, side sewer connection, and storm water connection.

Water service, sewer stub, and a drainage flow control BMP is required to be provided to each new lot prior to recording of the plat.

Fire Review - Building Comments

Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for existing home that is to be removed.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Dead end streets exceeding 500 feet require all homes to be provided with an approved fire sprinkler system. Dead end streets exceeding 700 feet are not allowed without approved secondary access roadways being provided. Condition of approval of this proposed plat due to existing steep grades on existing access roadways and proposed dead end streets is to have all proposed homes be equipped with approved residential fire sprinkler systems.
- 3. Access roadways shall not exceed 15 percent maximum grade. Angles of approach and departure shall meet fire department requirements.

Planning Review Comments

Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

- 1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
- 2. New single family construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays is by permission only. No work is permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this

Ran: May 11, 2015 Page 3 of 5



work is required prior to final inspection and approval of the permit.

Technical Services Comments

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Preliminary Plat: Bob Mac Onie 09/18/2014

Note the City of Renton land use action number and land record number, LUA14 001040 and LND 10 0515, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Ties can be made but explicit reference to another survey with such ties and two monuments common to the subject subdivision.

Provide sufficient information to determine how the plat boundary was established.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

Do note encroachments.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal. Please note the Site Data on sheet 1 of 3 block is not necessary and conflicts with the Easement Notes block immediately below.

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'. Do not show the TPNs.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the

Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be a Purpose Statement for each of the tracts created, including ownership and maintenance responsibilities.

Please discuss with the Stormwater Utility any other language and/or instrument requirements regarding surface water BMPs and other rights and responsibilities.

Include a Dedication block. All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Ran: May 11, 2015 Page 4 of 5



Community Services Comments

Leslie Betlach | 425-430-6619 | Ibetlach@rentonwa.gov

Valley Vue Preliminary Plat Comments: 08/25/2014

Parks impact fee per Ordinance 5670 applies. Bicycle lanes per adopted Trails and Bicycle Master Plan "Talbot Road South Bicycle Lanes." Sheet 148 shall be incorporated as part of project.

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